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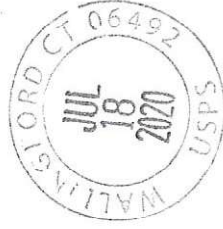
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JUL 23 2020

Planning & Zoning Department
Berlin, Connecticut



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Joan Belmore
138 Butler Street
Kensington, CT 06037

2

Michal & Beata Zuber
2311 Chamberlain hwy
Berlin, CT 06037

3

Theresa Macchietto
2528 Chamberlain Highway
Berlin, CT 06037

4

Miroslaw Kaminski & Jolanta Gajek
2537 Chamberlain Hwy
Berlin, CT 06037

5

Theodore & Yvonne Benoit Living Trust
2560 Chamberlain HWY
Kensington, CT 06037

6

Robert E Jr & Duan Luce
2590 Chamberlain Hwy
Berlin, CT 06037

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Certificate of Mailing — Firm (Domestic)

Town of Berlin

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USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage		Fee		Special Handling		Parcel Airlift	
1		Jason J Aziz 2612 Chamberlain Hwy Berlin, CT 06037									
2		City of Meriden 117 Parker Ave Meriden, CT 06050									
3		Connecticut Forest & Park Association 16 Meriden Road Rockfall, CT 06481									
4		Stonetrough LLC P.O. Box 483 Kensington, CT 06037									
5		Town of Berlin 240 Kensington Rd Berlin, CT 06037									
6		XXXXXXXXXX									

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Total:			\$10.78

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Receipt #: 840-50600217-1-4238432-1
Clerk: 16

Town of Berlin
Received
JUL 23 2020
Planning & Zoning Department
Berlin, Connecticut

July 29, 2020 - Updated July 30, 2020 (Town Engineer)
Updated July 31, 2020 (Inland Wetlands)
Updated August 10, 2020 (Board of Police Commissioners, Police Chief)
Updated September 9, 2020 Health District Comment

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT
STAFF COMMENTS**

APPLICATIONS: Special Permit/Site Plan Amendment
APPLICANT: Thomas ORourke
Military Experience Museum Inc.
LOCATION: Chamberlain Highway
Map/Block/Lot: 30-2-74-37 (76 Chamberlain Highway) 58.7 Acres
30-2-74-39 (Meadow Haven Inc.) 18.3 Acres
AGENDA DATE: August 20, 2020

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming.*
- *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mggiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*

Building Official

Any structures, whether existing or new, would require a Building Department review.

Fire Marshal

No comment

Water Control

Water Control Commission needs to be involved in any potential water supply that may be needed for this project. Applicant has not addressed the need and use of water and sewer. This may be a public water system by CT Department of Health definitions. Please address. Thanks.

Town Engineer

No comment

Inland Wetlands

1. Wetland evaluation/testing required.
2. Grading plan/topo map required to properly evaluate potential impacts.

Board of Police Commissioners

No comment

Police Chief

See Attached

Health District

If food is offered, the applicant needs to contact the Central CT Health District to determine if a license is required.

Emailed to Applicant: September 9, 2020

From: Patrick Charlow <pccharlow@yahoo.com>
Sent: Monday, September 7, 2020 9:26 AM
To: mgiusti; fsemnosk
Subject: Zoning Proposal for 76 Chamberlain Hwy Berlin CT

Hi,
I am writing to express my vehement opposition to the zoning proposal for 76 Chamberlain Hwy Berlin CT outlined in the social media post below.

There is no need to simulate warfare to the point of using mock grenades and actual military vehicles and virgins etc...

Warfare should never be celebrated or simulated.

Thank you for your time.
Patrick

**Town of Berlin
Received**

SEP 08 2020

**Planning & Zoning Department
Berlin, Connecticut**

Hi everyone,

A development is being proposed on 76 Chamberlain Hwy. in Berlin, CT. A significant portion of the New England Trail (NET) runs through this land.

The proposal is by 'Military Experience Museum, Inc.'. (MEM) MEM pitches itself as an outdoor museum but in reality the founder is hoping to establish this area and use it as a Military Simulation (MILSIM) outdoor event center:

This would entail the following:

- MILSIM events with 50 - 400+ participants.
- Use of airsoft guns and pellets/BBs, use of vehicles and military vehicles, 'mock' grenades, and other military paraphernalia.
- Erecting semi-permanent structures such as large cargo/shipping containers to create US Military style training areas.

This proposal would be extremely disruptive to this area and threatens the Open Space and other trails in the area. (South Mountain, Cathole Mtn, Blue Hills Conservation area.)

Furthermore, this proposal directly threatens a portion of the NET. The owner of this project has stated he is already frustrated that the NET runs through this property and 'doesn't understand why it wasn't moved years ago.'

I was present at the first Planning and Zoning meeting and the vote has been delayed to Sept. 17th @ 7PM. Public comment has also been extended to this time.

The NET is the only national scenic trail that does not have eminent domain rights and is wholly reliant on local/state and private land owner cooperation.

I encourage you to write/attend/call/e-mail the Berlin, CT Planning and Zoning Commission if you wish to comment, have concerns, or oppose this, etc.

Contact information and more details about the proposal can be found
<https://www.town.berlin.ct.us/departments/board.php?structureid=54>

Berlin, CT Zoning:

Phone: (860) 828-7008

E-mail of Zoning Liason and Planner: mgiusti@town.berlin.ct.us

fsemnoski@town.berlin.ct.us Zoning Recording Secretary for Public Comment phone: 860-828-7066

Please note that the Connecticut Forest and Park Association (CFPA) are aware of this proposal. However, every voice counts when working to protect our natural assets and trails.

Please forgive me if this post is not appropriate for this setting, but I feel it is important for outdoor enthusiasts to always be aware and informed of things that jeopardize the trails and lands they love and enjoy.

Sent from Yahoo Mail on Android

To: M.Giusti

Planning and Zoning Department

Berlin, Ct.

From: Joan Belmore

138 Butler St.

Kensington, Ct.

Town of Berlin
Received

SEP 16 2020

Planning & Zoning Department
Berlin, Connecticut

Regarding: Military Experience Museum Inc. Application

I am very much opposed to the Military Experience field location style camp and outdoor recreation site at 76 Chamberlain Highway for the following reasons:

1. Disruption of the wildlife and bird population in the area.
2. Battle reenactment . What is the purpose of this? I don't believe anything is achieved by this activity and the noise level will be high.
3. The number of people affected may not seem significant, but we all live here for the peaceful beauty of the area . I purchased a dilapidated property 47 years ago and have developed it into a respectable home and a natural habitat for wildlife .
4. The Military Experience Museum, Inc. is not in keeping with the development of this open space and the farmland of this area. Further investigation should be done to find a more appropriate use for this land.

Respectfully submitted,



Joan F. Belmore

fsemnosk

From: Theodore Benoit <td.benoit@gmail.com>
Sent: Wednesday, September 16, 2020 9:26 AM
To: mgiusti
Cc: fsemnosk
Subject: Military Experience Museum Proposed at locations Chamberlain Hwy Map 30-2, Block 74. Lots 37 & 39

Hello Maureen,

I am opposed to this proposal. Here are some of the comments/concerns I have concerning the Military Experience Museum proposed by Thomas O'Rourke.

This proposal, if approved, will undoubtedly devalue surrounding properties.

My concern is not with the concept (museum, military reenactments and others) of the proposal, but with the location. I understand that these Military activities reenactments appeal to a certain segment of the population. Select a location that is not this close to residential properties. This museum will abut a number of residential properties including one of my neighbors where it will border their backyard.

By "military experience" it's presumed there will be gun/cannon shots. It is said only blanks will be used. Blanks make a loud noise. Not as loud as live ammo, but loud enough to disturb the peace and quiet of the surrounding neighborhood. This area is already very noisy with the use of ATVs and dirt bikes fitted with illegal mufflers or no mufflers.

Regards,

Ted Benoit

Town of Berlin
Received

SEP 16 2020

Planning & Zoning Department
Berlin, Connecticut

From: L Stub <lstub@comcast.net>
Sent: Wednesday, September 16, 2020 11:49 AM
To: mgjusti; Joan & Scott Veley; Diane Jorsey; Brian Rogan; Timothy Zigmont; Curtis S. Holtman; Jon M. O'Brien; Steve J. Wollman; Steven Biella
Cc: cedge
Subject: Proposed Military History Experience Museum

Dear Maureen and members of the Planning & Zoning Commission,

After listening to Thomas O'Rourke's presentation on September 3rd and reflecting more on the proposal, I have these thoughts:

1. The immediate neighbors' concerns about noise and traffic should be foremost in your minds
2. This is a lease situation by a non-profit organization, and since the location is on the far southwestern end of town where there are no local businesses, I'm not seeing how it would be of economic benefit to the town. It won't increase the tax base,
and visitors are more likely to go to MacDonalds in Meriden or jump back on 691 than explore downtown Berlin.
3. The Chamberlin Highway is designated a scenic byway in the town's POCD. People have made it clear they don't want to see it developed in a way that would detract from its pastoral beauty.
4. Veterans' concerns about those who suffer from PTSD should be heard.
5. Mr. O'Rourke boasts of his experience in Hollywood films - recreating realistic war scenes. He is vague about the potential for heavy duty military equipment being on site in the future. I am concerned that he would naturally be downplaying the
effects of military recreations on the neighborhood in order to win your approval.
6. Would the site be open daily year round or only weekends in season?
7. Would there be limits on how many can participate? I've read news reports about events he held with 400 people.
8. He has made the same proposal to other towns in CT. Have you consulted with other P & Z commissions to compare what is being said, and if he was rejected, why?
9. From online posts it appears more people are against this project than in favor of it.
10. Have members of P & Z thought of visiting a Military History Experience event (unannounced) to see it first hand and be able to make a more informed decision?

I know this may be a tough decision for the commission. Thank you for listening to all opinions.

Lorraine Stub
2270 Chamberlain Hwy
Kensington, CT

Special Permit with Site Plan

Application:	Special Permit with Site Plan
Project Name:	Military Experience Museum, Inc - Field
Address:	Chamberlain Highway Map 30-2, Block 74, Lots 37 & 39
Zone:	Mountain Reserve -1 (MR-1)
Applicant:	Thomas ORourke
Owner:	Lot 39 - Meadow Haven Inc and Lot 37 -76 Chamberlain Highway LLC
Proposal:	Military Experience Museum, Inc field educational and recreational site

PROPOSAL

Thomas ORourke is seeking site plan and special permit approval to operate a field activities site of civic non-profit organization, Military Experience Museum, at Chamberlain Highway Map 30-2, Block 74, Lots 37 & 39 in the MR-1 zone pursuant to Berlin Zoning Regulations Sections VIII.B., XI.P., XII., and XIII.

STAFF COMMENTS/ RECOMMENDATIONS

1. The applicant show compliance or obtain relief of the requirement of BZR §XI.P for the site to be owned by a non-profit organization prior to approval by the Commission.
2. Verification (Soil Scientist) that all proposed activities lie beyond any regulated areas to the satisfaction of Wetlands. The Planning and Zoning Commission cannot act on the proposal until Wetland signoff is obtained.
3. As proposed by the application and the representation of a two-year trial lease for the property, the Commission should consider if an approval for a limited time (1-2 years) is appropriate. After such time, a new special permit and site plan review would be required.
4. A grading /elevation plan be submitted that includes activity areas for review and to determine if grading, drainage, and surfacing improvements are necessary.
5. Response and resolution of Water Control concerns.
6. Any use of military vehicles or equipment should be described, and parameters of their use, including discharge of any weaponry, for Commission consideration.
7. Any signage shall require building permits and review for compliance with the Zoning Regulations.
8. Any additional or future changes to the site, including modifications to the parking area, landscaping, or lighting, or activities & events will require zoning review.
9. Department comments be resolved to the satisfaction of the applicable department.
10. The Commission should determine if proposed parking fulfills the minimum parking requirement for the proposed use.

11. Use of soil erosion and sedimentation controls be installed as necessary for approved activities or weather conditions and in consultation with the ZEO.
12. Filing of annual list of activities in accordance with §XI.P.3.
13. The Commission determine if the proposed temporary "Eloo" (or equivalent) sanitary facility building is appropriate and consistent with the regulations.
14. Provide a plan for physical barriers, signage or other delineation is required to identify limits of use and/or property.

EXISTING CONDITIONS

The proposed site area is comprised of two (2) adjacent parcels, 58-acre Lot 37 owned by 76 Chamberlain Highway, LLC and 18-acre Lot 39 owned by Meadow Haven Inc. for a total of 77 acres.

The site is immediately bounded to the west by the Chamberlain Highway, a single-family parcel and privately owned farmland; to the north by a 2-family parcel and Town of Berlin Open Space; and by the City of Meriden town line wrapping around the easterly side of the property to meet Chamberlain Highway to the south.

The dirt entry drive identified, as Victoria Drive on the CT Forest and Parks Association Trail Map (attached), enters from the Chamberlain Highway south of Butler Street. The drive slopes up to a cleared area where the drive continues north through Lot 37. A dirt road extending to the south into Lot 39 meets the entry drive in the proposed central activity area. Another smaller dirt road/path runs up along the ridge along the easterly property line. There is a low-lying field area to the north of the entry drive which extends behind the properties fronting on Chamberlain Highway. This field is buffered from and considerably lower than the cleared area shown for parking on submitted plan. Steep, rocky slopes extend up along the east side of the mapped dirt drives. The Blue Trail, as shown on the Connecticut Forest and Parks Association map, enters the properties from the easterly property in Meriden along the top of the ridge and extends northward into the Town Open Space parcel. Generally, the terrain of the site, including parking and drives are rough and rocky. There are many piles of uprooted tree debris throughout the site, including up the access driveway. This debris will need to be removed and properly discarded prior to use of the property.

PROPOSED CONDITIONS

The applicant's narrative indicates there will be minimal if any site improvements, utilizing existing cleared areas for parking, check-in, and for military exhibits.

The applicant indicated overflow parking would be accommodated in the existing field. Travel ways into and out of the field and parking should be dimensioned on a plan submitted for Town review.

The applicant has proposed use of a temporary, self-contained building known as the Eloo to provide sanitary facilities for property users. Comments from the Health District have not been received.

The applicant should describe the extent of use of vehicles including any military vehicles, tanks or off-road vehicles. Proposed activities are detailed in the submitted presentation. The Commission should determine if activities are consistent with the proposed special permit use, Nonprofit civic organizations. The applicant has provided IRS 501(c)(3) letter indicating their nonprofit status as a public charity. The Mission Statements describes the organization as a not for profit educational institution.

The applicant has indicated there will be a two-year lease for the property at which time continued operation and permanent improvements would be considered. The applicant would need to return to the commission for changes to the special permit use or site plan.

Background

The applicant brought the concept to the Economic Development Director and appeared before the Commission on May 7, 2020 (minutes attached) to obtain feedback if interpretation of the permitted special permit uses in the zone would allow the proposed use. In summary, the Commission indicated interest in the concept of the outdoor education, history and recreation facility for the non-profit entity. The consensus was that the concept had elements of several listed uses in the zone and the applicant would have to submit a detailed application and proposal which supports the identified use category the organization and proposed activities would fit within. The discussion of May 2020 resulted in the applicant preparing these submitted applications and materials.

Parking & Driveways (XIII.A.6.d)

A parking area is indicated for 32 vehicles. Dimensioned plans should be provided for at least staff review. The applicant should provide anticipated visitor capacity and parking needs and address if participation will be capped for any activities or events. The area for overflow parking should be identified and described. Pedestrian and vehicular traffic flow should be detailed for review.

Driveway should be dimensioned to be evaluated for adequate and safe traffic flow within the site. The Police Department has indicated there are adequate site-lines.

Signs and Lighting (XIII.A.6.e) and Utilities (XIII.A.6.f)

None known to be proposed. Any improvements would be subject to applicable regulations, permitting and related reviews.

The site has no on-site utilities. There is no public sewer or water service available.

A temporary structure is proposed for sanitary facilities.

The applicant should describe how any power needs will be met, including if power will be extended into the site; if generators will be utilized, etc., or if no lighting/power will be available even for any overnight programs.

Stormwater Management (XIII.A.6.g) and Grading

No changes are proposed to the exiting site conditions. Staff has concerns that increased use of the dirt roads and paths may cause increased runoff and unstable areas as a result of increased traffic and storm events. Any modifications would be subject to Town review.

Environmental Impacts

While the proposal does not meet the threshold to require an Environmental impact statement; the applicant be aware and consider that there may be areas of concern on the properties and wish to obtain professional guidance prior to disturbance.

Zoning

BZR §VIII.B. MR-1 Purpose: The purpose of the mountain reserve districts is to permit low intensity development which is appropriate for the environmentally sensitive hilly areas of Berlin to preserve their environmental and aesthetic qualities.

Per VIII.B.3. and V.A.3.f. Nonprofit civic organizations are listed as special permit uses, subject to the requirements of XI.P.

BZR §XI.P Nonprofit civic organizations. states *"The Commission may authorize a special permit in accordance with Section XII, of unlimited duration for the use of a site containing not less than 25 acres in total area by or under the authorization of a nonprofit or civic organization owning such site (a "qualified organization"), for the purpose of conducting events which occur on an annual basis, subject to the satisfaction of the conditions set forth in this section."* 76 Chamberlain Hwy, LLC and Meadow Haven Inc. respectively own the properties. While the applicant has provided evidence of the Military Experience Museum's status as a nonprofit entity; the applicant should provide evidence that the owners of the properties are qualified organizations or pursue other options, which may include application under another applicable section of the regulations, relief of the requirement through application for a variance or application for a text amendment.

Interdepartmental Comments

Building Department: Any Structures, whether existing or new, would require Building Permit review.

Water Control: Water Control Commission needs to be involved in any potential water supply that may be needed for this project. Applicant has not addressed the need and use of water and sewer. This may be a public water system by CT Department of Health Definitions. Please address. Thanks.

Inland Wetlands: 1. Wetland evaluation/testing required; 2. Grading plan/topo map required to properly evaluate potential impacts.

Police Chief: see attached memo dated 7/31/2020

Building Official: Complete sets of plans and/or drawings for all permits required for all work prior to commencing.

Conservation Commission: August meeting canceled, pending comments for meeting scheduled on 9/6/2020. The Chairman provided the following comments: Off-road vehicles (ATV's); Activities and/or participants traversing into adjacent properties and trails including open space; therefore may require delineations; Intensity of military activities resulting in unintended or unforeseen activities, weapon discharge and related noise; Opinion that use and activities are inconsistent with the POCD, including weapons discharge, overnight camping and as otherwise noted in letter of the Berlin Land Trust.

Town Engineer, Fire Marshal, Board of Police Commissioners indicated "No Comment"
Central Connecticut Health District comments have not been received.

The applicant has provided the attached response letter dated 8/25/2020 which has been forwarded to applicable departments for re-review.

Public/Other Comment received to date

1. Email Correspondence with Clare Cain, Trails Stewardship Director, Connecticut Forest and Parks Association dated to May 7, 2020 with Trail map. (attached)
 2. Email letter dated August 28, 2020 written by Melissa Davis
 3. Berlin Land Trust letter dated September 1, 2020
 4. Email of Ted Benoit pertaining to the property history as it relates to a 2011 complaint about military training activities and related PD Case Report
- No related Zoning Enforcement file was found.

**Planning and Zoning Commission Regular Meeting Minutes
May 7, 2020**

I Call to Order

The Berlin Planning and Zoning Commission held a virtual meeting on May 7, 2020. Due to technical difficulties, the meeting was called to order at 7:50 p.m.

In attendance:

Chairwoman Joan Veley

Commissioners Diane Jorsey, Jon Michael O'Brien, Brian Rogan,
Steve Wollman, Timothy Zigmont

Alternate Commissioner Steve Biella, Jr.

Acting Town Planner/Zoning Enforcement Officer Maureen Giusti
Town Counsel Jennifer Coppola

Excused

Commissioner Curtis Holtman

II Approval of Minutes

- a. April 16, 2020 Regular Meeting
- b.

Commissioner Zigmont moved to approve the minutes, as presented.

Commissioner Jorsey seconded the motion.

Ms. Giusti polled the commission.

Voting Aye: Commissioners O'Brien, Zigmont, Rogan, Wollman, Biella, Veley, Jorsey

The motion carried unanimously.

III Commission Business

- a. Discussion request by The Military Experience Museum, Inc. for use of properties on the Chamberlain Highway at Map 30-2, Block 74, Lot 37 owned by 76 Chamberlain Highway LLC and Lot 39 owned by Meadow Haven Inc.

Mr. Thomas O'Rourke, presented an overview of the proposal which is to create an outdoor recreational area for a "museum experience" with the anticipation that visitors become involved in an activity which will motivate them to learn more about the history of the events. The site will be family oriented. There will be a military style obstacle course for training purposes and replicas of various military bases, including those from World War II, Vietnam, possibly Korean, Afghanistan and Iraq. It is their intention to have visitors meet veterans and have a positive experience.

Mr. Chris Edge, Director of Economic Development, stated he has been discussing the project with Mr. O'Rourke for months and believes it will be a tremendous asset for Berlin.

In response to Chairwoman Veley's questions, Mr. O'Rourke stated the site is designed as an outdoor facility and, in general, will be open year-round. There is an actual museum located in Wallingford and a museum building is not proposed for the Berlin site.

In response to Commissioner Jorsey's questions, Mr. O'Rourke stated the site will have a staging area for sign in and a trail system which would allow for medical assistance, if needed. The company's vice-president who has over twenty years Army service, as well Boy Scouts experience, will oversee the activities. In addition, staff includes a multi-certified member who is a former military and law enforcement officer. The site will have different activities which will be directed to both children and adults. He stated air soft replicas of rifles will be used by WWII actors during reenactments.

Commissioner Jorsey stated the concept is interesting and needs clarity regarding the reenactments and effects on surrounding properties.

Chairwoman Veley agreed and stated it will need to be determined how the use will fit in the zone.

Commissioner Jorsey polled the commission:

Commissioner O'Brien: No questions.

Commissioner Zigmont: No questions.

Commissioner Rogan: No questions. He stated the proposal is interesting and the exposure to the military experience is a great learning tool.

Commissioner Wollman: Asked if the business is non-profit. Mr. O'Rourke replied that is a non-profit business, categorized as an educational museum.

Commissioner Biella: Stated the proposal is interesting and he likes the concept

Chairwoman Veley: No questions.

Commissioner Jorsey: No questions.

Ms. Giusti stated she will discuss the proposal further with Mr. Edge to determine categorizing its use as a special permit and site plan will be required.

She asked the commissioners if their consensus is the zone is suitable.

Commissioners Zigmont, Veley, and Rogan stated their opinion the use is educational.

- b. Discussion of Certificate of Zoning Compliance, Vanik Asatour, 369 New Britain Road, CTALIA Pizza-Bakery; food use in multi-tenant building, CCD-Zone

c.

Mr. Vanik Asatour, stated the pizza-bakery would have orders on line and take out only. The menu would be mostly pizza, with some bakery items.

Ms. Giusti stated the site is located in a commercial plaza with condominium units. Mr. Asatour's business is a dental fabricating business on the upper level of the two story unit. He

CT FOREST + PARKS Assoc
Correspondence

mgjusti

From: Clare Cain <ccain@ctwoodlands.org>
Sent: Thursday, May 7, 2020 12:54 PM
To: mgjusti; jmahoney; Karl Lewis
Subject: RE: Military Museum site proposal near NET
Attachments: Berlin- Trail Location.pdf

to May 7, 2020
with attached
Metacomet/New England
Trail Map.

Thanks Maureen,
Sorry I didn't get this to you yesterday. I had a field project that went much longer than anticipated.
Let me know if you have any questions and I'll be interested to hear how the meeting goes.
Thanks,
Clare

Clare Cain, Trails Stewardship Director
Connecticut Forest & Park Association
16 Meriden Road
Rockfall, Connecticut 06481
860.346.TREE (ext 16)
www.ctwoodlands.org

**Are you a fan of CFPA? Become a Member, www.ctwoodlands.org/membership, join us on Facebook---
facebook.com/CTForestandParkAssociation, and follow us on Instagram (@ctforestandparkassociation) and Twitter
(@ctwoodlands)**

From: mgjusti [mailto:mgjusti@town.berlin.ct.us]
Sent: Wednesday, May 06, 2020 10:10 AM
To: Clare Cain; jmahoney; Karl Lewis
Subject: RE: Military Museum site proposal near NET

Thank you Clare. I look forward to including any additional information you may have including a map or diagram showing the trail location. And will include your comments to distribute for the meeting.

The main purpose of the discussion for this week's PZC meeting is to get an overview of how the property is proposed to be used so that it can be put into use category. Then we can determine if the use would be allowed in the zone and what the review process would include.

Maureen

Maureen K. Giusti, AICP
Acting Town Planner / ZEO
Town of Berlin, CT

From: Clare Cain <ccain@ctwoodlands.org>
Sent: Wednesday, May 6, 2020 9:07 AM
To: jmahoney <jmahoney@town.berlin.ct.us>; Karl Lewis <kingwhistle1967@gmail.com>
Cc: mgjusti <mgjusti@town.berlin.ct.us>
Subject: RE: Military Museum site proposal near NET

Hi Gang,

I am almost positive that the trail does go through this area. I will double-check today. One of the reasons we talked about relocating it was to move it off these parcels because they were private property and could potentially be developed... which I guess is what is being proposed.

I checked out the presentation which I found a bit intense. But with their focus on recreation and as a fellow non-profit, I wonder if we can't work together and co-exist on this property. It sounds like there might be the possibility of an overnight site for thru-hikers based on their "camp" options.

If the military history piece was fully in place, I could see that being a point of interest along the trail. Maybe a side trail takes you down into that area? Do you know if they are aware of the NET? They may view it as an asset.

Either way, I think P&Z should require them to reach out to CFPA. As the congressionally-designated manager of the trail it would make sense for them to approach us and involve/advise us of their planning.

One thing I was unclear about... and maybe I just missed it, was if there will be gunfire, or simulated gunfire, at the site.

I'll try to have a map back to you by the end of the day.

Thanks for the heads-up.

Clare

Clare Cain, Trails Stewardship Director
Connecticut Forest & Park Association
16 Meriden Road
Rockfall, Connecticut 06481
860.346.TREE (ext 16)
www.ctwoodlands.org

**Are you a fan of CFPA? Become a Member, www.ctwoodlands.org/membership, join us on Facebook--
facebook.com/CTForestandParkAssociation, and follow us on Instagram (@ctforestandparkassociation) and Twitter (@ctwoodlands)**

From: jmahoney [<mailto:jmahoney@town.berlin.ct.us>]
Sent: Wednesday, May 06, 2020 8:34 AM
To: Clare Cain; Karl Lewis
Cc: mgiusti
Subject: Fw: Military Museum site proposal near NET

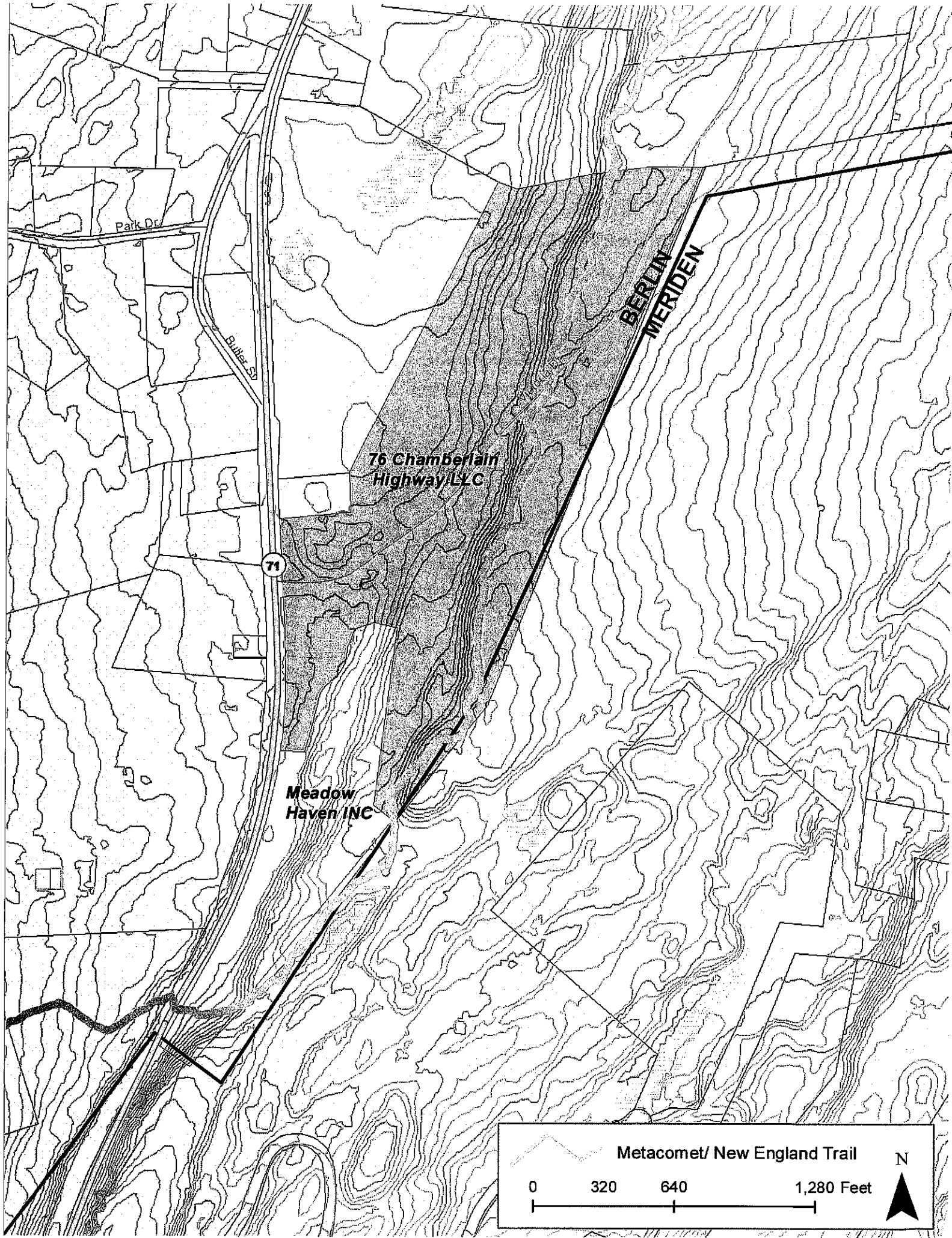
Hi Clare

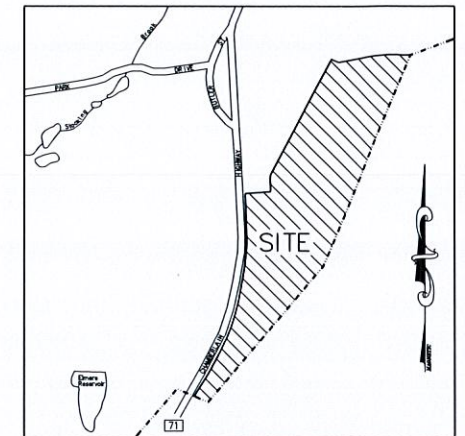
the Town has been approach by a group proposing a military museum/camp (link attached). I think that the Metacomet/NET used to go through the site but karl recently hiked the trail and based on my discussions with him the trail may have been relocated.

Can you send us a map of the trail location in this area, best on a property maps base if you have it. Also, let us know if you have any comments at this stage. We are just at the stage of evaluating the use.

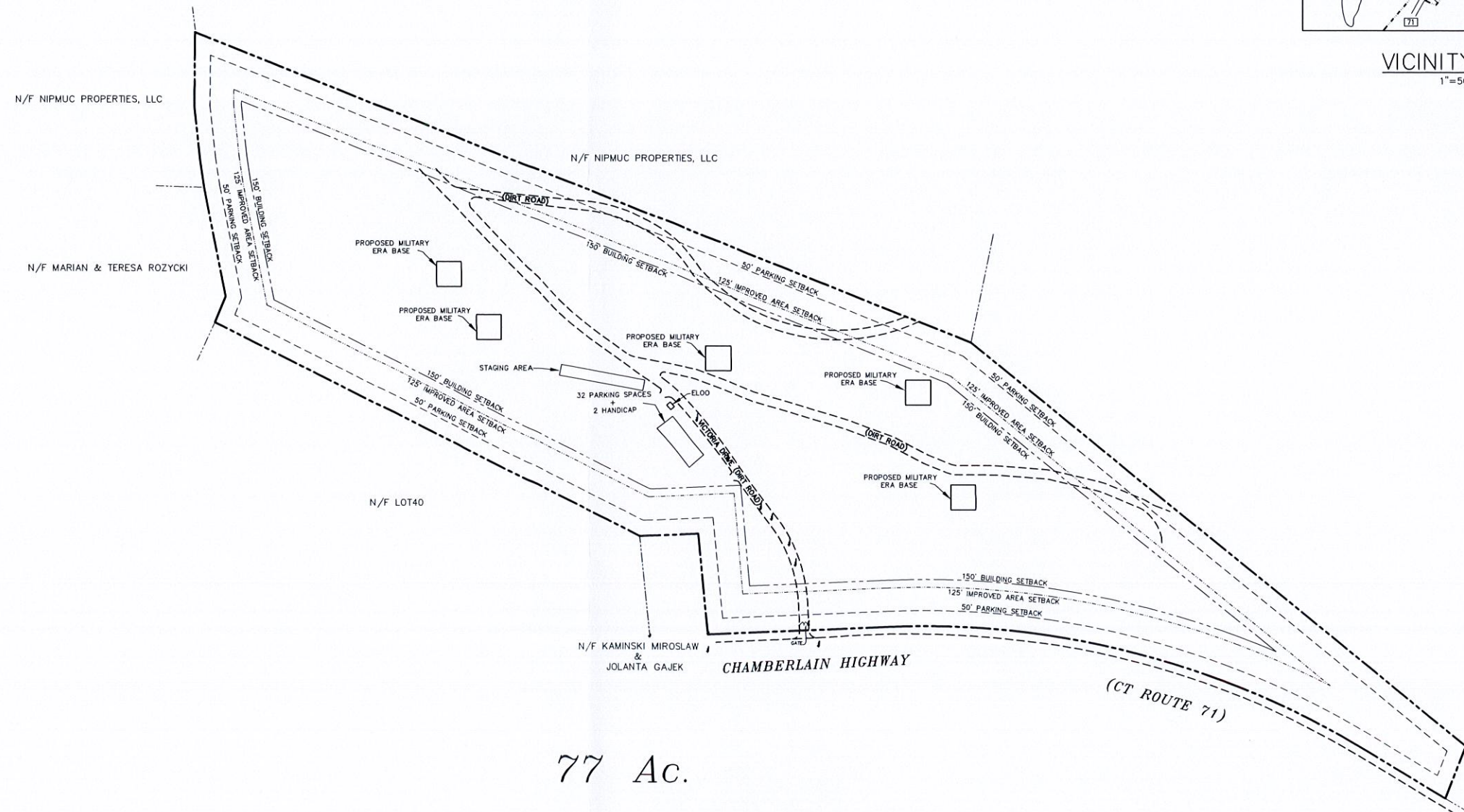
Jim

From: mgiusti <mgiusti@town.berlin.ct.us>
Sent: Monday, May 4, 2020 4:22 PM
To: jmahoney <jmahoney@town.berlin.ct.us>
Subject: RE: Military Museum site





VICINITY MAP
1"=500'



77 Ac.

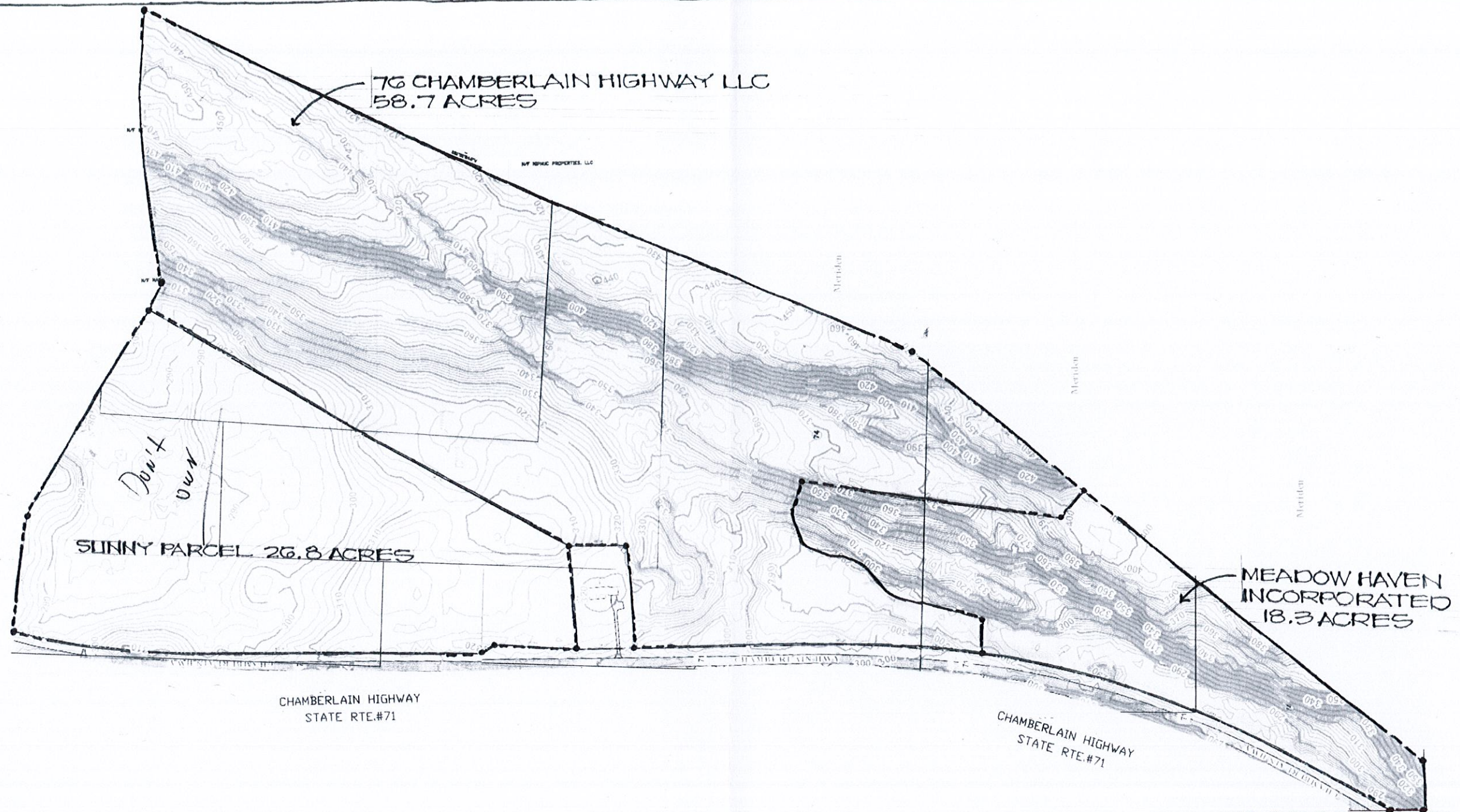
Town of Berlin
Received

JUL 23 2020

Planning & Zoning Department
Berlin, Connecticut

CONNECTICUT CONSULTING ENGINEERS, LLC. CIVIL ENGINEERS & SURVEYORS			
ONE PRESTIGE DRIVE SUITE 110 203-639-8636		MERIDEN, CT. 06450 FAX 203-639-0022	
DESIGNED BY SDP	CHECKED BY S.D.P.	DATE 6/20/14	
SCALE 1" = 200'	PROJ. NO. CCE 2028	CAD DRAW. NO. 2028	

CONCEPTUAL PLAN	
PREPARED FOR MILITARY EXPERIENCE MUSEUM	
76 CHAMBERLAIN HWY BERLIN, CONNECTICUT	



MAP SHOWING PROPERTY

OF
SUNNY BORDERS NURSERIES, INC.
ASSESSOR'S LOT NOS. 37 & 39

CHAMBERLAIN HIGHWAY
BERLIN, CONNECTICUT

APRIL 10, 2002

SCALE 1"=200'

WILLIAM F. ORSINE & ASSOCIATES

SURVEYORS & PLANNERS

43 1/2 COLONY STREET, SUITE 2 - MERIDEN, CONNECTICUT 06451

PHONE (203) 235-6695 FAX (203) 238-0840

E-Mail: william@theorsine.net

Town of Berlin
Received

JUL 23 2020

Planning & Zoning Department
Berlin, Connecticut

AP REFERENCE:
UNDARY MAP LAND TO BE CONVEYED TO MEADOW HAVEN, INC.
Y PAUL A. FREDERICK, FARMINGTON, CHAMBERLAIN HIGHWAY
ERLIN, CONN. SCALE 1"=100' JUNE 26, 1975 BY
DUGLAS PRIOR LAND SURVEYOR
AP SHOWING PROPERTY OF MEADOW HAVEN, INC. TO BE CONVEYED
TO SUNNY BORDERS NURSERIES, INC. PROPERTY KNOWN AS
DT 40/ BLOCK 74, CHAMBERLAIN HIGHWAY, CAT HOLE PASS ROAD,
TATE ROUTE #71, BERLIN, CONNECTICUT, SCALE 1"=100', MAY 29,
1998, BY HSA ENGINEERING, INC. LEWIS J. GRANITE LAND SURVEYOR

SURVEYOR'S GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996
- 2) THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY AND IS INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING REGULATIONS.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE NOTES HEREON.
- 4) THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY

NOT VALID UNLESS
EMBOSSED SEAL IS
AFFIXED HEREON

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON."

WILLIAM F. ORSINE L.S. 80845

COPYRIGHT W.F. ORSINE
MERIDEN, CONN. 1998

Special Permit and Site Plan

Military Experience Museum Inc

Map 30-2 Block 74 Lots 37 and 39 Chamberlain Highway

MR-1 Zone

Total Area: 77 Acres (Lot 37 = 58.7 acres, Lot 39 = 18.3 acres)

Field educational and recreational use by a 501(c)(3)Not-for-profit public charity

Staff comments pending due to revisions required as a result of information received over the last few days.



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

SPECIAL PERMIT APPLICATION

(Any Special Permit Application shall be submitted simultaneously with a Site Plan Application)

Project Name: Military Experience Museum, Inc Field
Property Owner(s): 76 Chamberlin Hwy LLC & Meadow Haven Inc
Project Address*: Chamberlin Hwy
Map: Block: Lot: Zone(s): MR-1 Lot Area: 77 acres
Map Block Lot. 30-2-74-37. [76 Chamberlin Hwy]. 58.7 acres
Map Block Lot. 30-2-74-39. [Meadow Haven Inc]. 18.3 acres

Applicant Information

Name: Thomas ORourke Firm Name: Military Experience Museum, Inc
Street Address: 4 Cooper Ave City: Wallingford ST: CT Zip: 06492
Email: torourke@milexpmuseum.org Phone: 203-641-1943
Signature: *Thomas O'Rourke* Date: May 20, 2020

Property Owner(s) Information (If Not the Applicant)

Name: 76 Chamberlin Hwy & Meadow Haven Inc Principal: Joseph Carabetta
Street Address: 200 Pratt Street City: Meriden ST: CT Zip: 06450
Email: Joseph.Carabetta@Carabetta.com Phone: 203-237-7400

*Letter of Authorization Required

Special Permit required pursuant to section(s):

Berlin Town Zoning:

Special permit uses. Commission in accordance with Section XII Special Permits and Section XIII Site Plans:
Nonprofit civic organizations, subject to the requirements of Section XI.P.

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

To be completed by P&Z staff only:

Fee Paid \$ 250.- (Refer to current Fee Schedule)

Received by: *MS* CHECK 1102



Town of Berlin

Planning and Zoning Department

240 Kensington Road
Berlin, Connecticut 06037
www.town.berlin.ct.us

SITE PLAN APPLICATION

☒ Site Plan

☐ Site Plan Amendment

Project Name: Military Experience Museum, Inc Field
Property Owner(s): 76 Chamberlain Hwy
Project Address*: CHAMBERLAIN HWY
Map: _____ Block: _____ Lot: _____ Zone(s): MR-1 Lot Area: 58.7
Map Block Lot 30-2-74-37

Please select all relevant items below:

- ☒ Special Permit – Also complete special permit application form
- ☒ Property is within 500 feet of a Municipal Boundary of Berlin & Meriden, CT
- ☐ Amendment to Zoning Regulations – Section(s) _____
- ☐ Amendment to Zoning Map – Zone(s) affected _____
- ☐ Zoning Board of Appeals review needed
- ☐ Inland Wetlands and Water Course Commission review needed

Applicant Information

Name: Thomas ORourke Firm Name: Military Experience Museum Inc
Street Address: 4 Cooper Ave City: Wallingford ST: CT Zip: 06492
Email: torourke@milexpmuseum.org Phone: 203-641-1943
Signature: Thomas O'Rourke Date: May 20, 2020

Property Owner(s) Information (If Not the Applicant)

Name: 76 Chamberlain Hwy Principal: Joseph Carabetta
Street Address: 240 Pratt St City: Meriden ST: CT Zip: 06450
Email: Joseph.Carabetta@carabetta.com Phone: 203-237-7400
*Letter of Authorization Required

*Any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

This Site Plan Involves:

☐ Additions ☐ Alterations ☐ Demolition ☐ New Construction

Description of Project*: Military Experience Museum, Inc. field educational and recreational. Please see attached narrative.

*If more space is needed, then please provide separate narrative document.

SITE PLAN ZONING STATISTICS

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
USE(S)	MR-1	MR-1	
	_____	_____	
	_____	_____	
	_____	_____	
COMMERCIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
	_____	_____	
INDUSTRIAL			
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
	_____	_____	
RESIDENTIAL			
Number of Units	_____	_____	
Number of Bedrooms	_____	_____	
Gross Floor Area	_____	_____	
Parking Spaces	_____	_____	_____
	_____	_____	
OTHER USES			
Gross Floor Area	_____	_____	
Parking Spaces	0	32+	_____

To be completed by P&Z staff only:

Fee Paid \$ 260.- check #1103 (Refer to current Fee Schedule)

Received by: [signature]

Letter of Authorization

Property Owner: 76 Chamberlin Hwy LLC
Principal: Joseph Carabetta
Subject Address: 76 Chamberlin Hwy
Applicant: Military Experience Museum, Inc

I, Joseph Carabetta hereby give consent to Military Experience Museum, Inc to
(Current Owner or Principal) (Applicant)
apply to all relevant Town of Berlin land use Boards and Commissions for
Special Permit/ Museum at the property located at 76 Chamberlin Hwy.
(Purpose of Application) (Address &/or Map Lot Block)
Berlin Connecticut.

In addition I consent to allow any town official and/or employee that the town deems necessary
the ability to enter said property to verify any information submitted with corresponding
application.

Sincerely,

Joseph Carabetta
Signature

5/22/2020
Date

 FILE COPY

Town of Berlin
240 Kensington Road,
Berlin, CT 06037

Town of Berlin
Received

JUL 23 2020

Planning & Zoning Department
Berlin, Connecticut



July 23, 2020

Ref: Special Permit
76 Chamberlin Highway [map block lot 30-2-74-37] &
0 Chamberlin Highway [map block lot 30-2-74-39].

The Military Experience Museum, Inc., (a 501c3 Non-Profit) is looking to set up a Military Experience Museum field at the above locations.

The Berlin zoning is MR-1, which allows Camps and Non-profit organizations with Special Permit.

The access and parking area will be off Chamberlain Highway, through the gated driveway approximately across from 2590 Chamberlain Highway. The current road/ driveway is gravel.

The proposal is for outdoor recreation that will include an Orienteering course using compass and/or GPS locations. Military style Obstacle Course, approx. 2.5k in length on foot trails located on the 77 acre site. Military era bases / battlefield recreations from World War 2 to present day, which can change based on the anniversary of commemorative battles or wars.

The plan is to have opened to museum members and/or public on weekends and some holidays on a year round basis, weather permitting. We could rent exhibits/attractions to private groups on available days. Example, Boy or Girl Scouts looking to have education experience in a World War II or Vietnam Era base.

Traffic and parking; will mainly occur on weekends and holidays or as rented out for special occasions. The Conceptual Plan has allocated for 32 parking spaces. The property does include a large grass field that could be used for special occasion overflow parking as needed. **(As a note the Military Museum that closed in Danbury in 2017 had 10 parking spaces.)*

Traffic would be expected mainly on weekends. The arrivals and departures would vary based on how long it takes the people to visit or complete activities.

"Staging area"/ sign-in/ register to be onsite; would be used as location for staff to check in guests/ visitors to the site. The area would be used to provide maps, compasses or other related gear and rental equipment for people looking to participate in activities. We are not currently looking for a liquor permit and are not setting up a patio with seating.

The current property already has areas cleared along unimproved dirt/ gravel roads. These cleared areas would be used to set up the military style bases/ exhibits.

The property currently has trails and footpaths that will be utilized.

There is a gate at the entrance that will be fixed so the entrance can be locked.

The layout of the property will have a very limit impact, as it is not really being developed. The museum is working with the property owners for a two-year lease with renewal options to make sure this will work and be viable. Because of this we are looking at using a staging area for this mostly weekend events option with portable restrooms and cleaning station.

The overall goal is to create a destination where people can become interested in military history and adventure through participation.

We feel this will bring in visitors from all over the state as well as other states as this is a unique location that is not available in any of the surround states.

Thank you for your time and consideration.



Tom O'Rourke
203-641-1943



INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUL 09 2018**

MILITARY EXPERIENCE MUSEUM INC
4 COOPER AVE
WALLINGFORD, CT 06492

Employer Identification Number:
82-3468952
DLN:
17053004326018
Contact Person:
MITCHELL P STEELE ID# 31360
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
November 7, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2056, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

MILITARY EXPERIENCE MUSEUM INC.

FIELD LOCATION

Outdoor Recreation field and learning center.

The goal is for the museum to have a field location that allows people to learn and get involved with history and the military through participation. An interactive / educational location that allows people to participate in military style activities including a military style obstacle course and recreations of military style bases or training facilities from different eras

Tagline: "Get off the couch and into the action"

The property will include:

Orienteering Course

Military style "O"(obstacle) Course

Different era battlefield bases (WW-2 to present)

MILITARY EXPERIENCE MUSEUM INC.

MISSION

The Military Experience Museum is a not-for-profit educational institution dedicated to honoring those who have served in all branches of the United States military as well as civilian history related to war efforts and support provide to the military in all eras. The Museum will also provide education and displays on foreign militaries, both allies and foe as part of the educational understanding of military actions. The Museum's main focus will be the eras from World War II through modern day, with dedicated and loaned displays and exhibits. The audio video will capture veteran stories and experiences through these time periods. The Museum will have an outreach program for military history going back to the founding of the United States.

The Museum serves to educate the public by telling individual stories of personal experience, realities of war, and sacrifices made by Americans striving to preserve our freedoms. The Museum inspires visitors by enabling them to experience military vehicles, explore artifacts, and participate in military simulations and reenactments.

MILITARY EXPERIENCE MUSEUM INC.

Berlin Town Zoning:

All uses permitted in the R-86, R-43, R-21 and R-15 districts as indicated in Section V.A.2.

SECTION V. RESIDENTIAL ZONES

- A. Single-family residential (R-86, R-43, R-21, R-15).
- B. Special permit uses. The following principal uses shall be permitted in all single-family residential districts, except as noted, subject to special permit and site plan approvals by the Commission in accordance with Section XII Special Permits and Section XIII Site Plans:
 - Religious, charitable and eleemosynary institutions, subject to the requirements of Section XI.L.
 - Camps, subject to the requirements of Section XI.F.
 - Nonprofit civic organizations, subject to the requirements of Section XI.P.

MILITARY EXPERIENCE MUSEUM INC.

Berlin Town Zoning: Section XI.F.

Day camps. Day camps where permitted shall be subject to special permit and site plan approvals by the Commission in accordance with Sections XII and XIII and the following conditions:

- No campsite shall be less than **ten acres** in area, and there shall be no more than one camper for every 2,000 square feet of site area, with a maximum of 400 persons permitted in any camp.
- Improved areas, such as camping or picnic areas and playgrounds or sports areas, shall be located at least **125 feet from all property lines**. The commission may require suitable fencing and landscaping around all improved areas.
- One off-street parking space shall be provided on the site for each member of the camp staff plus one space for every 15 day campers. Parking areas shall be at least 50 feet from side and rear lot lines and 50 feet from the street line, and shall be suitably screened and permanently improved.
- No building or structure shall be located closer than 150 feet to any property line.

MILITARY EXPERIENCE MUSEUM INC.

Planned Days of Operation:

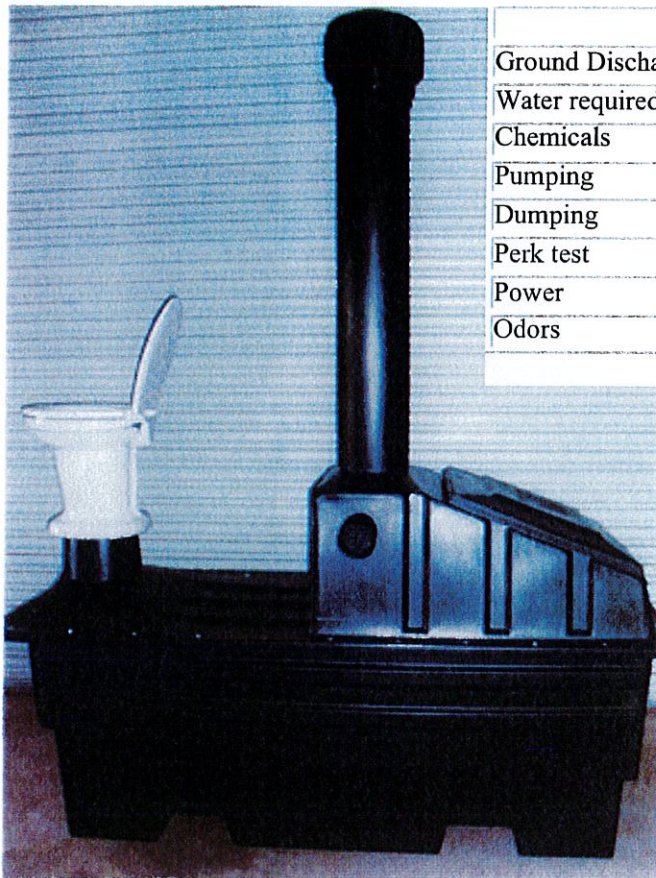
Year round open to public

- Weekends Saturday- Sunday (weather permitting)
- Holidays That don't fall on weekends, examples:
 - Memorial Day
 - 4th July
 - Labor Day
 - Columbus Day
- Summer Days to be determined but planning to allow private groups to rent areas
 - Example, Boy Scouts camping at the Vietnam Era Base
 - World War II reenactors camping at the World War II era base
 - Possibility of weekday hours for Orienteering and Obstacle course.

The ELOO®: The ELOO® Is Odorless!

- Uses only the Wind and the Sun
- Uses no water or chemicals
- Needs no electricity or batteries
- No odor and no flies
- Zero discharge - nothing goes on or into the ground
- Enormous capacity: 15-60 uses per day (depending on model)





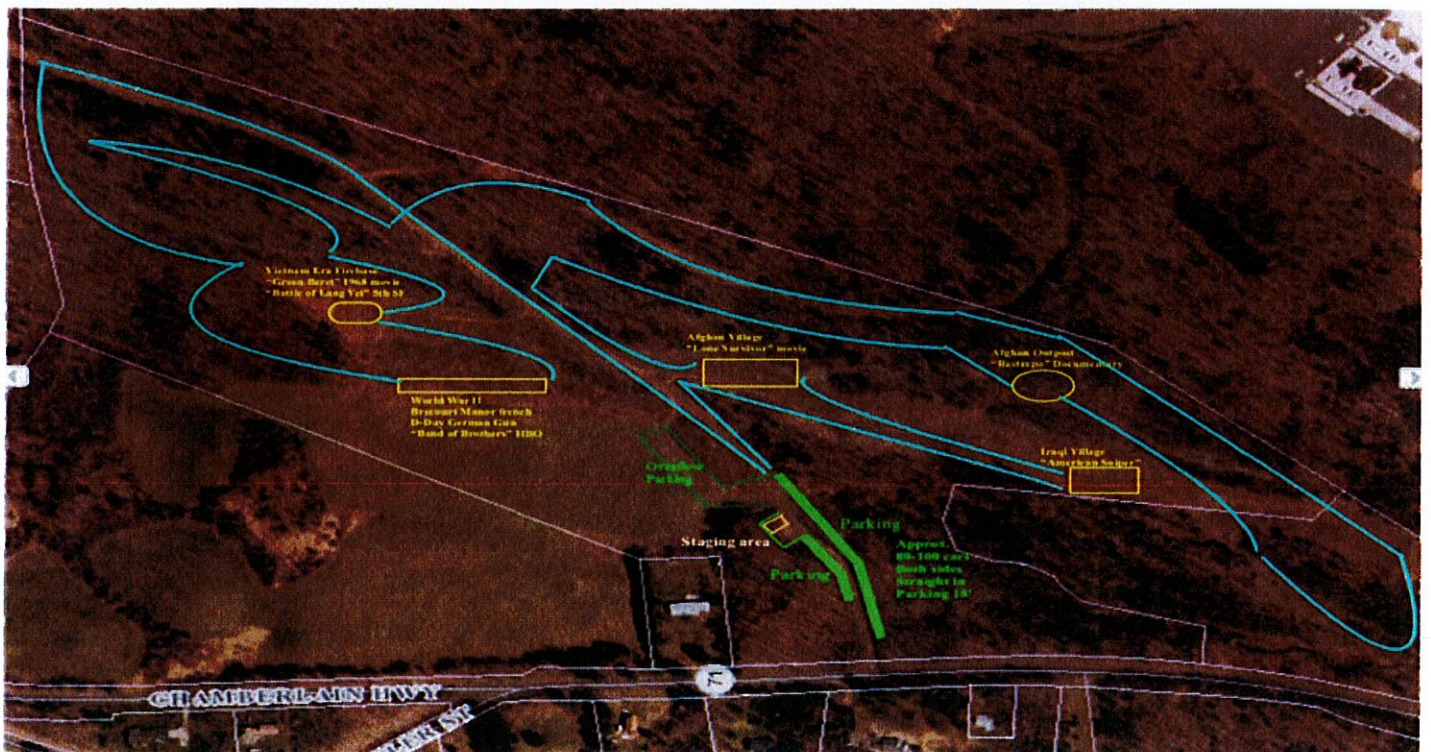
	Compost	Vault	Chemical	Incendiary	Septic	Eloo
Ground Discharge	No	No	No	No	Yes	No
Water required	No	No	No	No	Yes	No
Chemicals	No	Some	Yes	No	No	No
Pumping	No	Yes	Yes	No	Yes	No
Dumping	Yes	No	No	Yes	No	Minimal
Perk test	No	No	No	No	Yes	No
Power	No	No	No	Yes	Some	No
Odors	Yes	Yes	Yes	Yes	No	No

The C-60 Commercial unit is the model that we recommend for higher traffic areas, like National Parks, State Parks, Golf Courses, Boy Scout Camps, Girl Scout Camps, etc.

The new Eloo C-60

MILITARY EXPERIENCE MUSEUM INC.

PROPOSED FIELD LAYOUT OVERVIEW

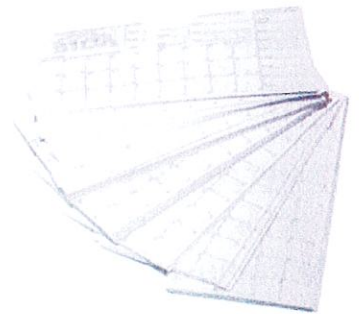
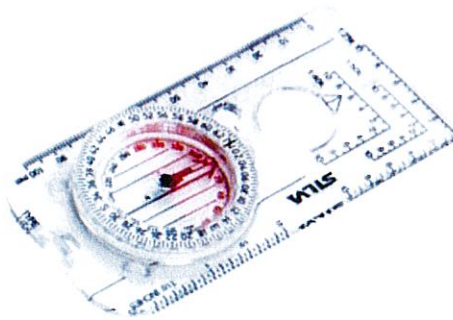
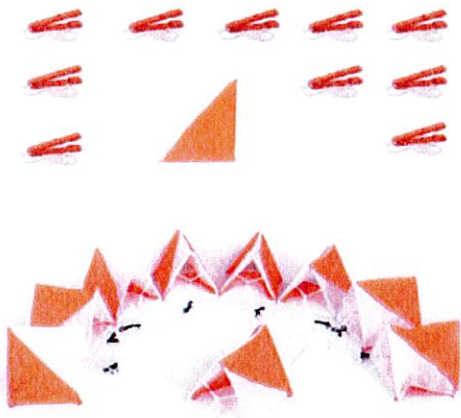


GREEN = Parking & staging area

YELLOW= Military Era bases

BLUE= Obstacle course trails (approx. 2.5K)

ORIENTEERING COURSE



Orienteering Course can have 10+ marking flags and an individual punch

Direct link to military compass reading. This is still used for military leadership training.

Orienteering can also be done with a GPS.

The markers allow us to change the locations and course to keep people interested in coming back.

ORIENTEERING COURSE

Welcome to Orienteering!

A sport for Families, Hikers, and Runners of all ages!

It's Recreation

Walking an orienteering course can be a lot like going for a hike, but with a twist.

With map and compass in hand, find your way to each of the checkpoints on the orienteering course. You can stay on trails or short-cut through the woods.

We supply the map and course, but you decide how to get to each of the checkpoints.

It's also a Sport

Orienteering is also a competitive sport. Those who take a competitive approach go around the course as quickly as they can. Since you must decide on your route while running or walking fast, it's a challenging sport that requires using your head as well as your legs. Whether you walk or run, it's a way of keeping fit while having fun.

It's for People of All Ages

Orienteering is an activity you can still do as you get older. And it's for youngsters too, with their families, in groups or on their own.

MILITARY STYLE OBSTACLE COURSE

The military is one of the most well known their fitness and agility requirement the military has for their personnel.

Obstacle Course Racing (OCR) has become A sport in itself. Best known are Spartan Race and Tough Mudder. According to *Obstacle Race World*, nearly 3.4 million participated in an obstacle course race in 2013.

The Military Experience Field location Will have a obstacle course based off the “redesigned combat obstacles” which Are more in line with current military Operations.

This will be the only one of its kind in Connecticut open to the public. The only one of its kind between New York City and Boston.



MILITARY EXPERIENCE MUSEUM INC.
FIELD LOCATION MILITARY ERA BASES /
TRAINING LOCATION

The proposed field locations are based on historically significant eras in military history. The locations will be replicate different eras in military history.

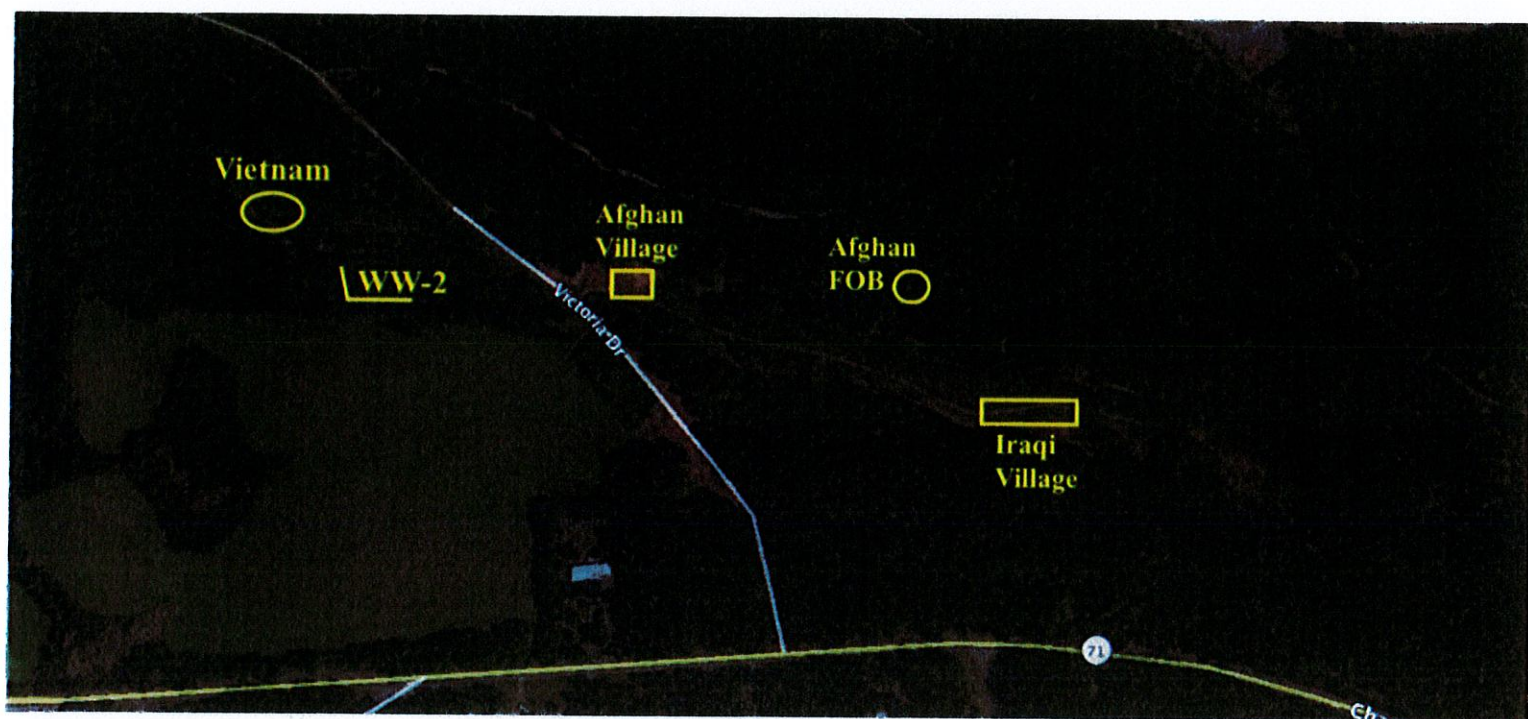
The locations allow people to have hands on interaction with bases similar to what military personal have dealt with in a war environment.

The goal is to get people interested in the different eras through participation in military simulation/ reenactment.

We are looking at creating bases or training facilities that have some significance to historical events. The other factors is trying to attract people who have only gather their knowledge of the military through movies or television shows. Having an opportunity to see a replica of something they might know about and taking it to the next level. Providing more information and actual historical information and possible first hand accounts through the museum's oral history project.

MILITARY EXPERIENCE MUSEUM INC.

PROPOSED FIELD LAYOUT



MILITARY EXPERIENCE MUSEUM INC.
FIELD LOCATION MILITARY ERA BASES / TRAINING LOCATION

The goal is to get people interested in the different eras through participation in military simulation/ reenactment.

As part of the military simulation/ reenactment we will allow participants to use airsoft replicas from the different eras. We are also hoping to be permitted a few events a year that will allow World War 2 reenactors to use blank fire weapons.

Airsoft is a competitive team shooting sport in which participants eliminate opposing players. Very similar to paintball in concept, airsoft pellets are smaller in size and weight. The museum would require Bio-Degradable pellets only.

The airsoft replica is popular for military simulation, historical reenactments, film and television. There are also professional gun safety conducted with airsoft in some fields, such as law enforcement, due to better safety and lower cost. The United States Coast Guard, for instance, has officially adopted airsoft for training in 2018.



**AN INTERACTIVE
MILITARY EXPERIENCE**

**LEARNING ABOUT
MILITARY HISTORY**

**THROUGH
PARTICIPATION**

fsemnosk

From: Thomas O'Rourke <torourke@milexpmuseum.org>
Sent: Tuesday, August 25, 2020 1:31 PM
To: mgiusti
Cc: fsemnosk; cedge
Subject: Military Experience PZ Meeting info for Sept 3 meeting
Attachments: Town of Berlin Narrative Addendum 082520 .pdf; Wetlands map 1.pdf; Topo Map .pdf; military Model (1).pdf

Hello,

I am confirming I will be at the Sept 3rd meeting in person to answer questions or for clarification.

Please see attached letter and maps.

The letter is in reference to the comments we received in the July 31, 2020 email.
Additional narrative was added based on conversation I had with some people who didn't understand the overall concept and us getting into a 2 year lease with the option to renew and no permanent structures on the property until after the first 2 years.

Best regards,

--

Thomas O'Rourke
President
Military Experience Museum Inc.
203-641-1943



Town of Berlin
240 Kensington Road,
Berlin, CT 06037

Aug 25, 2020

Ref: Special Permit
76 Chamberlin Highway [map block lot 30-2-74-37] &
0 Chamberlin Highway [map block lot 30-2-74-39].



The following is to answer or expand upon the P&Z Dept. Staff Comments email of July 31, 2020.

Building Official

"Any structures, whether existing or new, would require a Building Department review."

The Museum understands this and will work with building department. Current plan is to NOT have any permanent structures on the property. We will work with building officials to meet all state and local requirements for any mobile office or container used at the staging sign in location. Plan would be to have limited storage of equipment on site for Orienteering (compasses, orienteering punch cards, GPS, etc..) Obstacle Course (ropes, cargo nets, etc..) and military reenactment/ simulation props. Cleaning supplies.

A tow behind trailer will be brought onsite daily with equipment including office equipment such as Laptop, printer and other material needed to sign people in onsite.

Registration and waivers will be signed online to reduce transfer and use of paper.

Water Control

"Water Control Commission needs to be involved in any potential water supply that may be needed for this project. Applicant has not addressed the need and use of water and sewer. This may be a public water system by CT Department of Health definitions. Please address. Thanks."

We will be using port-a-potties and wash stations. Since we do not plan to have permanent building we do not plan to use well water at this time. There are no city/ town water or sewer located near the property.



Inland Wetlands

1. "Wetland evaluation/testing required."
2. "Grading plan/topo map required to properly evaluate potential impacts."

*Please see attached maps:

1. Site plan
2. Town GIS wetlands area
3. Town GIS Topo map

The Museum does not have any current plans to grading or changing the topography of the property. No alteration to drainage patterns.

The property already has unimproved roads and clearings that we plan to utilize as is. No planned activities in regulated wetland area.

The closest area that will be utilized will be the staging area which is over 150' from the wetland area as seen on town map.

Narrative Addendum:

The plan is to open this outdoor education/ recreation museum experience.

Our mottos are:

"Education through participation"

"Get off the couch and into the action"

We understand this is a risky time to open a business/ museum and get into lease agreements and invest money. The property owners agree and we have come to an agreement of a 2-year lease on the property to see if this concept will work out.

The plan is to have activities that can bring in multiple revenue sources (example Orienteering Course, Obstacle Course and Military reenactment/ simulation), versus relying solely on donation to fund an educational museum. Many non-profits are struggling and closing and museums are at the top of the list for closures.

Museum have found they need to be more interactive and bring new and exciting activities to get people to visit more then once.

Many static museums in particular struggle and often close which is what happened to the Danbury Military Museum in 2017. People visit once maybe twice but once they see the display items there is limited reason to go back. Most people will go visit a new location to see new things. Museum across the nation are changing to

incorporate activities for visitors. Get people involved and change the scenario regularly so that when the visitors come back they have a new experience.



Since it is a trial lease with option to extend, the museum has agreed to no permanent structures during the first 2 years to see if the museum can be self sufficient and grown. At the end of the 2 years a determination will be made to continue and hopefully expand. If the museum is viable at the location and we are able to work with the property owners on a permanent building the museum will work with the town on all the proper building and grading requirements.

Respectfully,

A handwritten signature in black ink that reads "Thomas O'Rourke". The signature is written in a cursive, flowing style.

Thomas ORourke
Preisident

Town of Berlin

Geographic Information System (GIS)



Date Printed: 8/13/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet



Town of Berlin

Geographic Information System (GIS)



Date Printed: 8/13/2020

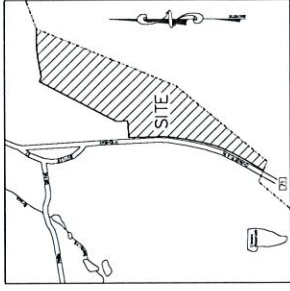


MAP DISCLAIMER - NOTICE OF LIABILITY

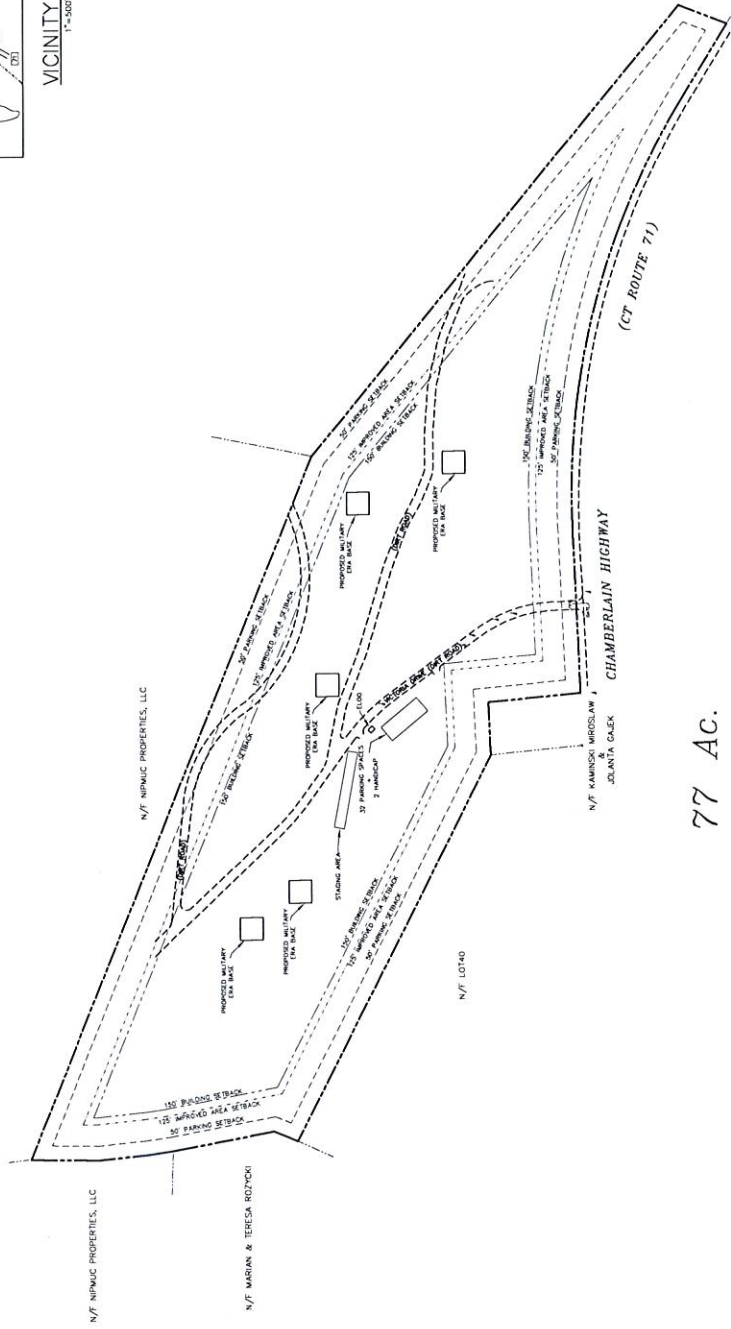
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Berlin and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet





VICINITY MAP
1"=500'



77 Ac.

CONCEPTUAL PLAN

PREPARED FOR
**MILITARY EXPERIENCE
MUSEUM**

76 CHAMBERLAIN HWY
BERLIN, CONNECTICUT

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
MERCEN, CT 06450
203-639-1826
203-639-0022

DATE	BY	CHKD BY	APP'D BY	SCALE	PROJECT NO.	DATE
JAN	GP	GP	GP	1"=500'	2005	2005

July 29, 2020
Updated July 30, 2020 (Town Engineer)
Updated July 31, 2020 (Inland Wetlands)
Updated August 10, 2020 (Board of Police Commissioners, Police Chief)

**TOWN OF BERLIN
PLANNING & ZONING DEPARTMENT
STAFF COMMENTS**

APPLICATIONS: Special Permit/Site Plan Amendment
APPLICANT: Thomas ORourke
Military Experience Museum Inc.
LOCATION: Chamberlain Highway
Map/Block/Lot: 30-2-74-37 (76 Chamberlain Highway) 58.7 Acres
30-2-74-39 (Meadow Haven Inc.) 18.3 Acres
AGENDA DATE: August 20, 2020

To the Applicant:

- *These are the comments received to date, additional comments may be forthcoming.*
- *Please submit any written response to Maureen Giusti, Acting Town Planner/Zoning Enforcement Officer at mggiusti@town.berlin.ct.us or revised plans directly to the Planning & Zoning Department in Room 121. We will forward your comments or distribute materials to the relevant departments.*

Building Official

Any structures, whether existing or new, would require a Building Department review.

Fire Marshal

No comment

Water Control

Water Control Commission needs to be involved in any potential water supply that may be needed for this project. Applicant has not addressed the need and use of water and sewer. This may be a public water system by CT Department of Health definitions. Please address. Thanks.

Town Engineer

No comment

Inland Wetlands

1. Wetland evaluation/testing required.
2. Grading plan/topo map required to properly evaluate potential impacts.

Board of Police Commissioners

No comment

Police Chief

See Attached

Emailed to Applicant: August 10, 2020

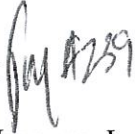
BERLIN POLICE DEPARTMENT

Officer Thomas Bobok ~ Traffic Bureau
Email: tbobok@Berlinpd.org Phone: 860-828-7082

7/31/2020

To: Chief J. Klett

From: Officer Tom Bobok



Re: Military Experience Museum, Inc.

I have reviewed the information submitted for development of the Military Experience Museum, Inc. in the area of 76 Chamberlain Highway. Recommended minimum ISD using the existing gated access road is 500' using the posted 45 mph. speed limit.

A traffic study conducted just last month showed a combined 85th percentile speed of 51.9 mph. just north of that location, near Heritage Drive. Even assuming a speed of 55 mph., the recommended minimum ISD is 610 feet.

At the current gated access road, the distance in either direction exceeds 750 feet, allowing plenty of distance in both directions.

There is no warrant for a stop sign at the exit of the museum based upon the low volume of traffic that is expected to egress onto Chamberlain Highway, unless an engineering study determines otherwise.

APPLICATIONS: Special Permit/Site Plan Amendment
APPLICANT: Thomas ORourke
Military Experience
AGENDA DATE: September 3, 2020
SUBJECT: CONSERVATION COMMISSION COMMENTS

Pending upcoming September meeting (August meeting canceled)

Preliminary Chairman comments:

Concerns

- Off-road vehicles (ATV's)
- Activities and/or participants traversing into adjacent properties and trails, including open space; therefore, may require delineation
- Intensity of military activities resulting in unintended or unforeseen activities, weapon discharge, and related noise
- Opinion that use and activities are inconsistent with the Plan of Conservation and Development, including weapon discharge, overnight camping, and as otherwise noted in letter of the Berlin Land Trust.

From: Thomas Ottman II <tmo2@fastmail.com>
Sent: Friday, August 28, 2020 6:34 AM
To: mgiusti
Cc: fsemnosk
Subject: Planning and zoning meeting September 3, 2020

Town of Berlin
Received

AUG 28 2020

Planning & Zoning Department
Berlin, Connecticut

Hello Ms. Giusti and Ms. Semnoski,

I am writing in regard to the Special Permit Application by Thomas O'Rourke, for the Military Experience Museum, Inc.

I am opposed to the granting of the special permit for the following reasons.

- 1) We are in a pandemic. The applicant proposes activities that will bring groups of people here from other parts of Connecticut, and from other states. I am concerned that an influx of people at this time might increase our risk of exposure to COVID-19, as these visitors may patronize local businesses.
- 2) This property abuts conservation land which is owned by the Town of Berlin. I am worried about the effects of the military reenactments on wildlife in the area. The applicant hopes to be able to use blank fire weapons at times. I am concerned that their use will be disruptive to wildlife, especially in denning and nesting areas.
- 3) I am concerned about the biodegradable bb's or pellets that will be used in Airsoft weapons. The Airsoft website indicates that these bb's degrade within 45 - 150 days. That seems like a long time.

I am concerned that wild animals might mistake these pellets for food. They are spheres which are 6mm in diameter, the size of some berries. Wikipedia indicates that some are made from corn products. It is possible that they might smell like food to wildlife.

There may be a lot of pellets on the ground after a season of activity on the property. The long period of degradation will probably mean that there are bb's on the ground in winter, when food may be scarce.

I was unable to find specific references to wildlife eating Airsoft pellets. I did find information on conservation websites about animals eating lead shot, and all manner of trash left by humans. The results can be disastrous.

- 4) I don't know what kinds of activities take place on the adjoining Town of Berlin lands. I also don't have experience with the activities proposed in this application.
 - a) Is there a possibility that Berlin residents using Town property will be alarmed by the noise of the requested blank fire weapons?
 - b) Is there a chance of accidental injury to people or wildlife from an Airsoft pellet?

- c) Is there a chance that enthusiastic participants will accidentally move onto the conservation land during their exercises?
- d) Are there any fire hazards in the proposed activities?
- e) Will there be a water supply on the property?

Thank you for the opportunity to express these concerns.

Sincerely,

Melissa Davis

53 Westview Terrace

Berlin

--

Thomas Ottman II

tmo2@fastmail.com



Berlin Land Trust, Inc.

September 1, 2020

Joan Veley, Chairwoman
Members of the Berlin Planning and Zoning Commission
Berlin Town Hall
240 Kensington Road
Berlin, CT 06037

Town of Berlin
Received

SEP 01 2020

Planning & Zoning Department
Berlin, Connecticut

Re: Special Permit Application of Military Experience Museum, Inc. dated May 20, 2020

Dear Ms. Veley and Members of the Berlin Planning and Zoning Commission:

The Berlin Land Trust, Inc. ("BLT") has examined the Application of Military Experience Museum, Inc. for a special permit to operate a military training and experience camp/museum for its members and guests. On behalf of the officers and Board of Directors of BLT I write to oppose this application in its present form.

This Special Permit Application of Military Experience Museum, Inc. dated May 20, 2020 requests that the Berlin Planning and Zoning Commission grant a Special Permit pursuant to Section XII and Section XIII of the Berlin Zoning Regulations. This Application applies to Map Block Lot 30-2-74-37 (56.7 acres) and Map Block Lot 30-2-74-39 (18.3 acres). (Chamberlain Highway).

The land in question is zoned MR-1. This Special Permit Application is based on the Berlin Zoning Regulation V B. Section V B. allows in the Zone MR-1 as a Special Permit all uses permitted in the R-86, R-43, R-21 and R-15 districts. Section VI. F. and Section VI. P. provide the basis therefor for this Special Permit Application. Section VI. F. allows Day Camps as a Special Permit. A copy of Section VI. F. is attached hereto as Schedule A. Schedule VI. P. allows certain events of non-profit civic organizations to qualify as a Special Permit use. A copy of Section VI. P. is attached as Schedule B.

BLT is opposed to the said application of Military Experience Museum, Inc. for four reasons.

First, a Special Permit for the purposes stated by the Applicant is not allowed under the zoning regulations of the Town of Berlin.

Second, BLT believes that the granting of this Special Permit will expose large tracts of dedicated open space to possible environmental abuse by officers, members and guests of the applicant.

Third, BLT has environmental concerns about plastic/foam pellets to be used by the Applicant.

Fourth, the proposed parking is inadequate for the purposes stated in the Application.

Our arguments follow:

I. There is no basis for the special permit being sought by the Applicant under the Berlin Zoning regulations.

The applicant's reliance on Sections VI. F. and VI. P of the Planning and Zoning Application as the basis for its application for a special permit is clearly misplaced.

First, the Day Camps that can obtain a special permit under Section VI. F. must be on a "campsite" not smaller than ten (10) acres. A maximum of four hundred (400) persons is permitted in any such camp. Improved areas are described as camping or picnic areas, playgrounds or sports areas. What does this sound like? A traditional day camp with youthful campers operating in the summer!

This analysis comports with the definitions of relevant terms found in Sections II B. of the Berlin Zoning Regulations. A "campground" is any parcel intended to be used by campers occupancy by tents or recreational vehicles. A "campsite" is the space reserved for a single tent or temporary structure.

The pending application by Military Experience Museum, Inc. describes the intended use as outdoor recreation, an orienting course, a military style obstacle course on foot trails located within the site, and battlefield reenactments. This description of the intended activities of the applicant does not even closely approximate the concepts of a day camp allowed as a special permit under Section VI. F. of the Berlin Zoning Regulation.

Second, Section VI. P. of the Berlin Zoning Regulations can be loosely called the Berlin Lions Club or Berlin Fair exception to the zoning rules and regulations. This section allows the use of residentially zoned properties on at least twenty five (25) acres in size if owned by a non-profit organization and if for a major charitable event. It clearly does not apply to the instant application. Not only must the applicant for such a special permit be a non-profit organization but it also must re-apply for the special permit yearly. Of course, this section allows the Planning and Zoning Commission to exercise some control over large periodic or annual events taking place in residential zones such as the Berlin Fair. The Application of Military Experience Museum, Inc. cannot benefit from this section in seeking a special permit. Its intended use is clearly inapplicable to this section. The training camp and education activities which it describes are not annual or periodic in scope. These activities are daily but may be increased on the weekends. The fact that the Applicant is a non-profit corporation just like the Berlin Lions is irrelevant.

Therefore, there is no basis under the Zoning Regulation of the Town of Berlin for the granting of this Application by Military Experience Museum, Inc. for a Special Permit.

II. The potential for the misuse and abuse of major conservation acres to the north and east of this site is great.

What is particularly troubling to the BLT about this Application is the potential spill-over of these military type training activities into the hundreds of acres of town owned open space situated to the north and east of the premises. Any type of quasi-military boot camp style training involves ipso facto the use of trails or even woodlands for marching, maneuvering, etc. That type of activity can be destructive to the environment. It can also disturb the hikers who normally traverse the trails in the town owned open space. Unless prohibited it is reasonable to assume that these activities will spill-over to the adjacent open space areas. These type of activities are inconsistent with the preservation of open space.

Therefore, any zoning amendment allowing a military style education and campground must clearly limit any such uses to the land subject to the special permit and not permit the applicant by its actions to extend the property to which the special permit applies. All training activities of any type must be limited solely to the premises benefitting from the special permit.

Of additional concern is the potential use of motorized vehicles such as ATM's. These vehicles must be strictly limited to trails situated on the premises subject to the special permit. Under no circumstance should such vehicles be permitted on the adjacent properties and open space.

These concerns should not be described as a policing problem. Our police do not have the time or the vehicles to successfully patrol our open space areas. Rather, the misuse of adjacent lands by the visitors, members or officers of the applicant should be regarded as a violation of the conditions set by the Berlin Planning and Zoning Commission which, if not corrected will lead to a revocation of the special permit under Section XII of the Berlin Zoning Regulations.

In other words this problem is and shall remain a zoning issue.

III. The potential use of plastic or foam pellets as part of the quasi military training poses an environmental hazard.

Any type of quasi-military exercises or training must, ipso facto, involve guns and rifles using pellets (BB type plastic/foam). The website of the Military Experience Museum, Inc. indicates that part of the education experience involves weapons using pellets (or BB plastic/foam), these synthetic pellets can be dangerous for the environment. They cannot be picked up or retrieved. Smaller animals will ingest them. Then the synthetic material will pass up the food chain and affect all the animals.

From the point of view of the environment the only acceptable pellets are the biodegradable pellets which have been tested by a U.S. accredited lab and which conform to EU Standard EN 13432. Of course, even the biodegradable pellets can pose a threat during the time it takes for them to degrade.

Therefore, in response to this concern BLT strongly recommends that if approval is granted for the special permit requested by the applicant that as a condition to the special permit the

applicant and/or its successors under the Special Permit be required to use only biodegradable pellets tested by a U.S accredited lab and approved by an appropriate state or federal authority. The applicant or its successor should be required to annually state under oath that only such biodegradable pellets are being used.

IV. The parking arrangement suggested in the Application is inadequate.

No parking is allowed on the Chamberlain Highway. In its application the Military Experience Museum, Inc. indicates that it will invite the public to see exhibits and attractions. However, the applicant provides for only thirty-two parking spaces and refers to a large open field which can be used for parking.

Thirty-two spaces for parking is clearly inadequate if the public is to be invited to events or to view exhibits.

The overflow parking must be dealt with as part of the Application. Where exactly will it be? How many cars can it hold? What type of access is established?

Because of the nature of the activities and the possible environmental impact of vehicles on the site the Applicant should establish parking arrangements that will not adversely affect the environment and will accommodate a reasonable amount of vehicles. BLT suggests that the Planning and Zoning consider the use of gravel parking instead of asphalt.

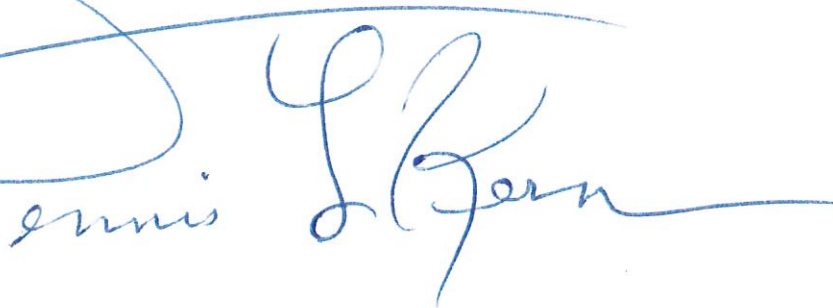
Conclusion:

For the reasons stated above BLT objects to the aforesaid Special Permit of the Application of the Military Experience Museum, Inc. dated May 20, 2020.

Again, if the Application is granted special concern must be taken that as stated conditions of the special permit no "education" activities will be conducted outside the permitted area and only biodegradable pellets meeting federal and/or state requirements will be used by the Applicant, its successors, its members, officers and its guests.

Respectfully submitted,

Dennis L. Kern
Its President

A large, stylized handwritten signature in blue ink, appearing to read "Dennis L. Kern", is written over the typed name and extends across the page.

Schedule A

XI. F . Day Camps

F. Day camps. Day camps where permitted shall be subject to special permit and site plan approvals by the Commission in accordance with Sections XII and XIII and the following conditions:

1. No campsite shall be less than ten acres in area, and there shall be no more than one camper for every 2,000 square feet of site area, with a maximum of 400 persons permitted in any camp.
2. Improved areas, such as camping or picnic areas and playgrounds or sports areas, shall be located at least 125 feet from all property lines. The commission may require suitable fencing and landscaping around all improved areas.
3. One off-street parking space shall be provided on the site for each member of the camp staff plus one space for every 15 day campers. Parking areas shall be at least 50 feet from side and rear lot lines and 50 feet from the street line, and shall be suitably screened and permanently improved.
4. There shall be no more than one permanent dwelling in any camp, and it shall not be occupied by more than one family.
5. Each camp shall be equipped with toilets and wash basins which drain into a municipal sanitary sewer or an approved septic system in compliance with town and state sanitary codes.
6. No building or structure shall be located closer than 150 feet to any property line.

Schedule B

XI. P. Non profit civic organizations

P. Nonprofit civic organizations. The Commission may authorize a special permit in accordance with Section XII, of unlimited duration for the use of a site containing not less than 25 acres in total area by or under the authorization of a nonprofit or civic organization owning such site (a "qualified organization"), for the purpose of conducting events which occur on an annual basis, subject to the satisfaction of the conditions set forth in this section.

1. Any qualified organization may apply for a special permit hereunder for such site by submitting an application to the commission, accompanied by each of the following unless waived in whole in part by the zoning commission:
 - a. A list of events proposed to be conducted at the site. Such list shall describe each event in reasonable detail including the approximate date thereof, the expected hours of operation, the estimated number of people to be in attendance and, if appropriate, traffic control procedures.
 - b. A site plan prepared by a professional engineer, architect or land surveyor and prepared in accordance with Section XIII, showing the location and use of all existing and proposed buildings parking areas, recreation areas and ingress and egress from the site.
 - c. Evidence of the organization's status as a nonprofit or civic organization.
2. Within 65 days after the receipt of an application for a special permit, the Commission shall hold a public hearing on such application.
3. Each special permit granted pursuant to this section shall continue in full force and effect from year to year, without the need for any reapplication or public hearing thereon, provided that will respect to each calendar year after the granting of the special permit, the organization shall submit to the Commission within 120 days (or such shorter period as the commission may allow, but not less than 65 days) before the scheduled commencement of the first event in such year, a list of all events for such year, substantially in the form required above. No further action shall be required with respect to all events previously authorized under the special permit unless in the opinion of the Commission, the type of the event has materially changed since its initial authorization, and the special permit shall be deemed to authorize the conduct of such events during such calendar year. If a previously authorized event has been omitted from an annual filing or will not be held in any calendar year, the organization shall be entitled to add such event to the annual list for the immediately following year, without the need for any further authorization from the Commission. If any event has been omitted for two consecutive years, the organization shall seek reauthorization to conduct such event in any subsequent year pursuant to the following section.

Schedule B, continued

XI. P. Non profit civic organizations

4. If the organization desires to extend the special permit to additional events, the organization shall submit an application to the Commission at least 120 days (or such shorter period as the Commission may allow, but not less than 65 days) before the scheduled date for the proposed event describing the proposed event. The organization may include such description in its annual filing, in which case, it shall be deemed to have made an application for such additional event(s). If more than 250 persons are expected to attend such event, within 65 days after receipt of such application, the commission shall hold a public hearing on such application. If less than 250 persons are expected to attend such event, the ZEO shall issue a certificate of zoning compliance for such event, provided that the application submitted shall be deemed to satisfy the provisions of this section.
5. If the organization proposes to add any new buildings or additions in excess of 300 square feet to existing buildings, construct new parking areas, or add additional means of ingress or egress from the site, the organization shall submit to the Commission a new site plan for approval.
6. The granting of any special permit under this section shall not alter or expand the uses permitted in the zone in which the site lies, but shall merely permit the temporary use of such site for the event(s) subject to the special permit. Also, the organization shall be entitled to use the site consistent with these regulations for all matters not requiring a special permit.
7. The organization shall pay a fee for an application in accordance with the town's fee schedule. No fee shall be paid in connection with each annual list of events submitted in accordance with Section XI.P.3 above.

Town of Berlin
Received

SEP 01 2020

Planning & Zoning Department
Berlin, Connecticut

APPLICATIONS: Special Permit/Site Plan Amendment
APPLICANT: Thomas ORourke
Military Experience
AGENDA DATE: September 3, 2020
SUBJECT: CONSERVATION COMMISSION COMMENTS

Pending upcoming September meeting (August meeting canceled)

Preliminary Chairman comments:

Concerns

- Off-road vehicles (ATV's)
 - Activities and/or participants traversing into adjacent properties and trails, including open space; therefore, may require delineation
 - Intensity of military activities resulting in unintended or unforeseen activities, weapon discharge, and related noise
 - Opinion that use and activities are inconsistent with the Plan of Conservation and Development, including weapon discharge, overnight camping, and as otherwise noted in letter of the Berlin Land Trust.
-

**DEPARTMENT OF DEVELOPMENT SERVICES
PROJECT REVIEW SHEET**

APPLICATIONS: Special Permit/Site Plan Amendment
Military Experience Museum Inc.

APPLICANT: Thomas ORourke
Military Experience Museum Inc.

LOCATION: Chamberlain Highway
Map/Block/Lot: 30-2-74-37 (76 Chamberlain Highway) 58.7 Acres
30-2-74-39 (Meadow Haven Inc.) 18.3 Acres

Agenda: August 20, 2020

Note: If possible, please return the plans with your comments.

Department/District:

<input type="checkbox"/> Town Planner	<input type="checkbox"/> Building Official
<input type="checkbox"/> Assistant Town Planner/ZEO	<input type="checkbox"/> Berlin Water Control
<input type="checkbox"/> Engineering	<input type="checkbox"/> Health District
<input type="checkbox"/> Kensington Fire District	<input type="checkbox"/> Fire Marshal
<input type="checkbox"/> Worthington Fire District	<input type="checkbox"/> Board of Police Commissioners
<input type="checkbox"/> Board of Education	<input type="checkbox"/> Inland Wetlands
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Police Chief

☐ No Comment

☐ Comments:

pending upcoming September meeting
(August meeting-canceled)

Preliminary Chairman comments -

concerns of off-road vehicles (ATV's)

• activities and/or participants traversing into adjacent properties & trails including open space therefore may require delineation

• intensity of military activities resulting in

Signature/Date unintended or unforeseen activities
weapon discharge & related noise

• opinion that use and activities are inconsistent with the DCO including weapon discharge, overnight camping and as otherwise noted in letter of the Berlin Land Trust.

Supplemental
@ mte

mgjusti

From: Clare Cain <ccain@ctwoodlands.org>
Sent: Thursday, September 3, 2020 3:25 PM
To: jmahoney; Karl Lewis
Cc: mgjusti
Subject: Tonight's meeting: Military Museum site proposal ON the NET

✓ read

Hi Friends,

I understand the proposal for the Military Experience Museum is on the agenda for tonight's P&Z meeting.

At this point we DO NOT have an alternate route for the New England Trail. I have not had confirmation from the City of Meriden that they will entertain a trail relocation on to their property.

If you are considering moving forward with the MEM project, I would formally request that you make a successful relocation of the trail a CONDITION of approval of their application.

The New England Trail is, as you know, a national scenic trail, and is outlined in the Town's POCD as an asset and priority. If the trail is severed by this proposal, trail continuity will be compromised.

Thank you for your consideration.

Clare

Clare Cain
Trails Stewardship Director
Connecticut Forest & Park Association
16 Meriden Rd Rockfall, CT 06481
860-346-TREE
ccain@ctwoodlands.org
www.ctwoodlands.org

From: Clare Cain
Sent: Wednesday, May 6, 2020 9:07 AM
To: jmahoney <jmahoney@town.berlin.ct.us>; Karl Lewis <kingwhistle1967@gmail.com>
Cc: mgjusti <mgjusti@town.berlin.ct.us>
Subject: RE: Military Museum site proposal near NET

Hi Gang,

I am almost positive that the trail does go through this area. I will double-check today. One of the reasons we talked about relocating it was to move it off these parcels because they were private property and could potentially be developed... which I guess is what is being proposed.

I checked out the presentation which I found a bit intense. But with their focus on recreation and as a fellow non-profit, I wonder if we can't work together and co-exist on this property. It sounds like there might be the possibility of an overnight site for thru-hikers based on their "camp" options.

If the military history piece was fully in place, I could see that being a point of interest along the trail. Maybe a side trail takes you down into that area? Do you know if they are aware of the NET? They may view it as an asset.

Either way, I think P&Z should require them to reach out to CFPA. As the congressionally-designated manager of the trail it would make sense for them to approach us and involve/advise us of their planning.

One thing I was unclear about... and maybe I just missed it, was if there will be gunfire, or simulated gunfire, at the site.

I'll try to have a map back to you by the end of the day.

Thanks for the heads-up.

Clare

Clare Cain, Trails Stewardship Director
Connecticut Forest & Park Association
16 Meriden Road
Rockfall, Connecticut 06481
860.346.TREE (ext 16)
www.ctwoodlands.org

**Are you a fan of CFPA? Become a Member, www.ctwoodlands.org/membership, join us on Facebook---
facebook.com/CTForestandParkAssociation, and follow us on Instagram ([@ctforestandparkassociation](https://www.instagram.com/ctforestandparkassociation)) and Twitter
([@ctwoodlands](https://twitter.com/ctwoodlands))**

From: jmahoney [<mailto:jmahoney@town.berlin.ct.us>]
Sent: Wednesday, May 06, 2020 8:34 AM
To: Clare Cain; Karl Lewis
Cc: mgiusti
Subject: Fw: Military Museum site proposal near NET

Hi Clare

the Town has been approach by a group proposing a military museum/camp (link attached). I think that the Metacomet/NET used to go through the site but karl recently hiked the trail and based on my discussions with him the trail may have been relocated.

Can you send us a map of the trail location in this area, best on a property maps base if you have it. Also, let us know if you have any comments at this stage. We are just at the stage of evaluating the use.

Jim

From: mgiusti <mgiusti@town.berlin.ct.us>
Sent: Monday, May 4, 2020 4:22 PM
To: jmahoney <jmahoney@town.berlin.ct.us>
Subject: RE: Military Museum site

FYI- We are looking to continue the discussion for the Military Experience Museum on the 5-7-2020 PZC meeting conference call.

We should hopefully circle back to this conversation this week. I need to pull up both the property map with the one you attached to see how they relate.

I think the topography is something that attracted them to this site for the use. There appears to have been recent work to make the access drive more clear and distinct. (It seems more wide and noticeable to me as I drive by, but I haven't witnessed any clearing activity – before 8:30 am or after 5-9 pm lol)

Also, IDK if I'd forwarded their proposal to you before or after he updated his presentation. Here is the link and password:

Here is the link to the website.

mgjusti

From: Karen Pagliaro <kpagliaro8@gmail.com>
Sent: Thursday, September 3, 2020 3:41 PM
To: mgjusti
Subject: Military Museum concerns

Dear Maureen

I have reservations about the proposed military museum - I do not feel that the proposal is in keeping with the Plan of Conservation and as such could create issues related to activity such as noise from guns, ATV activity especially if said travels over open space as it has caused problems with the trails in the past. How would overnight activities be regulated? Will there be noise complaints? Will there be trash and litter left on open space property? There certainly is the possibility of creating environmental hazards related to the use of plastic and/ or foam pellets as part of the military exercises. Our town is fortunate to have beautiful open spaces that many residents take advantage of, it would not be beneficial to see encroachment onto town open space land. and the possibility of damaging said property

Sincerely,

Karen A. Pagliaro

Supplemental
@mtg

mgjusti

From: mgjusti
Sent: Thursday, September 3, 2020 12:35 PM
To: L Stub; Diane Jorsey; Joan Veley; Timothy Zigmont; Brian Rogan; Curtis S. Holtman; Jon M. O'Brien; Steve J. Wollman; Steven Biella
Subject: RE: Military History Experience Museum on Chamberlain Hwy

Lorraine,

Several packets of information regarding the item are posted on the website. It is only the my staff comments that were not posted due to updating. I have attached the link:

<https://www.town.berlin.ct.us/egov/apps/events/calendar.egov?view=detail;id=2665>

One of the attachments is the submitted presentation from the applicant, which may be a useful summary and place to start.

Maureen

-----Original Message-----

From: L Stub <lstub@comcast.net>

Sent: Thursday, September 3, 2020 10:31 AM

To: mgjusti <mgjusti@town.berlin.ct.us>; Diane Jorsey <djorsey@town.berlin.ct.us>; Joan Veley <jveley@town.berlin.ct.us>; Timothy Zigmont <tzigmont@town.berlin.ct.us>; Brian Rogan <brogan@town.berlin.ct.us>; Curtis S. Holtman <choltman@town.berlin.ct.us>; Jon M. O'Brien <jobrien@town.berlin.ct.us>; Steve J. Wollman <swollman@town.berlin.ct.us>; Steven Biella <sbiella@town.berlin.ct.us>

Subject: Military History Experience Museum on Chamberlain Hwy

Dear Maureen and members of the P & Z Commission,

I will be listening in this evening to the discussion about the Military History Museum proposal for property in South Kensington. I keep looking for details other than the map that was posted, but the town website says staff have not been able to post yet even though information is supposed to be posted 24 hours before. Having little information on which to form an opinion, I look forward to hearing details tonight. I would hope that no decision will be made tonight given the information has not been out there for the public to make an informed opinion.

I live on Chamberlain Hwy, within ear shot of this property and would be concerned if it will mean frequent gun noise. We already have Sundays disturbed by target practice at Hallmere Gun Club on Edgewood Road. The sound travels so that it feels as if it is in our backyard. I would also be concerned if this activity infringes on the hiking trails adjacent to the property. That said I will keep an open mind until I know more about what is proposed.

Lorraine Stub
2270 Chamberlain Hwy
Kensington, CT

mgjusti

Supplimented
read & managed

From: mgjusti
Sent: Monday, August 31, 2020 12:14 PM
To: Theodore Benoit
Subject: RE: Military Experience Museum

Mr. Benoit,

Thank you for your understanding. I just got in today, after an appointment.

I am not familiar with the names you mention. This use is affiliated with the Military Experience Museum in Wallingford, Tom O'Rourke is the contact making the application. I understand Fran has sent you copies from the file. The information we have on the activities would be in the file, or any additional information presented at the Public Hearing. Thank you for the background on the parcel, I will check for that file.

Maureen

From: Theodore Benoit <td.benoit@gmail.com>
Sent: Monday, August 31, 2020 10:45 AM
To: mgjusti <mgjusti@town.berlin.ct.us>
Subject: Military Experience Museum

Hi Maureen, I live at 2560 Chamberlain Hwy -- across the street from the proposed museum. I know you are busy, but would you answer this one question? Is Delta Force & Joint Forces Tactical (Doug Odishoo is the owner) in anyway affiliated with the proposed museum? Some years ago this outfit was operating a shooting range on Carabetta property with his approval. See attached police report. Because of the loud noise and complaints they were told to cease and desist by the then zoning enforcement officer Monica Holloway. Is this going to be a paramilitary activity?

Thanks,
Ted Benoit

 Police Report .pdf





Berlin Police Department

Case Report



240 Kensington Rd.
Berlin, CT 06037
(860) 828-7080

Case Number: 2011-00012659

Narrative

Ofc. Solek and I responded to the area of 2537 Chamberlain Hwy. for the report of loud gun shots in the area. Upon arrival, Ofc. Solek and I met with Doug Odishoo on the Carabetta property. Along with Odishoo were two other active military members target shooting with rifles. Odishoo is the owner of Delta Arsenal Business in Meriden. Odishoo advised me that he rents the property from Joseph Carabetta of Meriden. Odishoo advised me that they are practicing target shooting rifles at long ranges. Odishoo advised me that the land will be used by law enforcement and military personnel and will not be open to the public. The blue trail of the Metacomet Hiking Trail System runs in very close to the shooting range section. There were no signs posted warning hikers of the active firing range in the area, and I discussed this with Odishoo. I suggested that if they were to be shooting that he should possibly get signage, fencing and/or secure the entrances with locked gates while shooting. There was a large dirt berm that was constructed behind the targets. Odishoo advised police that the Meriden SWAT team would be doing training from 06/27/11 through 06/30/11 at this facility. Sgt. Tralli spoke with the complainant and advised them of our findings. Odishoo also advised us that the military would be conducting future training at this site, possibly with helicopters involved. No criminal aspect. CASE CLOSED.

Officer: Jeffrey Simkulak 240

Supervisor:

I undersigned that the information contained therein was secured as a result of: (1) my personal observation and knowledge, OR (2) information relayed to me by other members of my police department or another organized police department, OR (3) information secured by myself or another member of an organized police department from the person or persons(s) named or identified therein as indicated in this report